

Simple Approach



**4 Potterhill Gardens, Perth
Perthshire PH2 7EB**

Offers over £162,000

Simple Approach are delighted to welcome this stunning three bedroom end terraced house in Potterhill Gardens to the Perthshire market. The beautifully presented home boasts sought-after features such as gas central heating, double glazing and ample on street parking. Set in a highly sought after area, this property is ideally placed to take advantage of nearby amenities including shops, supermarkets and all further shopping found in the city centre just a short distance away. This excellent property comes to the market in brilliant condition comprising across the ground floor; a welcoming entrance hallway, bright and sizable lounge and contemporary kitchen. The first floor of the property has a stylish bathroom and three good sized bedrooms two of which have fitted storage. This property lends itself to a wide range of buyers looking for a great family home in a wonderful location, viewing is highly recommended to appreciate the overall package on offer here at Potterhill Gardens.

Lounge

13'3" x 17'3" (4.05 x 5.27)

7'2" x 8'1" (2.19 x 2.47)

Kitchen

10'10" x 13'0" (3.31 x 3.97)

Hallway

9'6" x 5'8" (2.91 x 1.73)

Bedroom

8'0" x 8'2" (2.46 x 2.49)

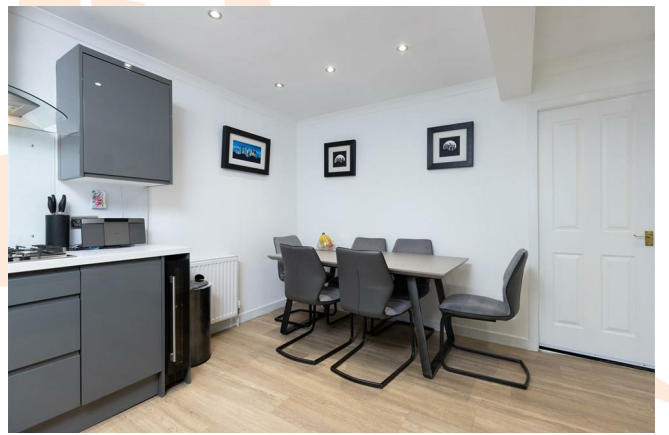
Bedroom

8'0" x 12'5" (2.45 x 3.79)

Bedroom

11'5" x 9'3" (3.48 x 2.84)

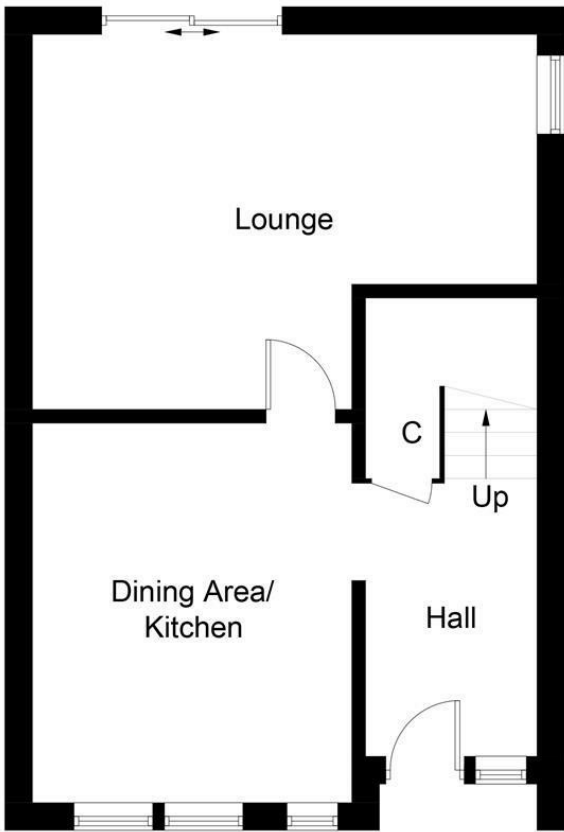
Bathroom



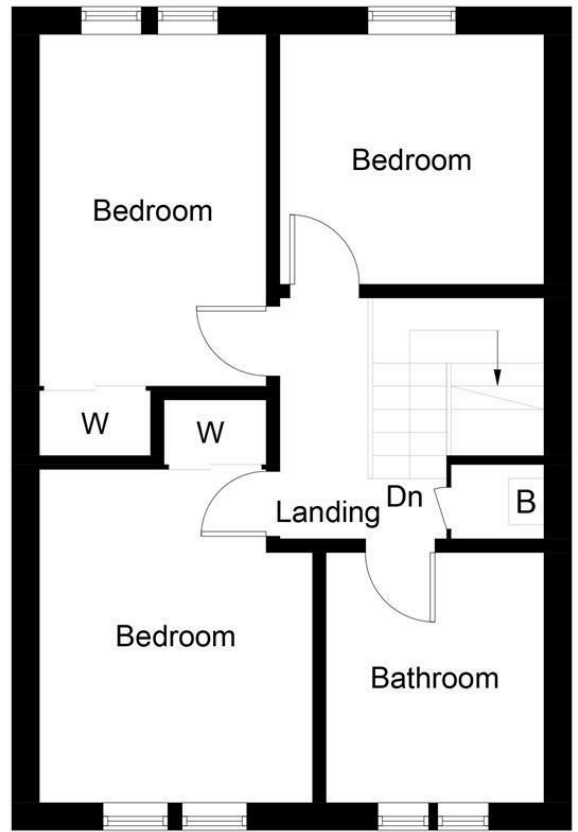


- Beautifully Presented End Terraced House
- Three Generous Bedrooms
- Contemporary Kitchen
- Stylish Bathroom
- Highly Desirable Location
- Gas Central Heating & Double Glazing
- Ample On Street Parking
- Stylish Interior Throughout
- Fully Enclosed Private Rear Garden





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID972097)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC