

Simple Approach



16 Young Street, Perth
Perthshire PH2 0EF

Offers over £249,950

Simple Approach are delighted to welcome this impressive detached house on Young Street to the residential market in Perth. Set within a peaceful cul-de-sac in the ever desirable area of Craigue this property could not be better situated for its close proximity to all amenities found in the City Centre without compromising the benefits of a quiet, family-friendly location. This stunning family home is set over two floors and has been tastefully decorated throughout, comprising an entrance hallway and front facing lounge through to an additional family area. A further bright and spacious garden room, modern fitted kitchen with built in appliances, WC, four generous bedrooms and a traditional family bathroom and master en-suite., This property has sought after features such as double glazing and gas central heating. Viewing is essential to appreciate the full package on offer, with particular note to the excellent location that is Craigue as well as the finer details to this superb family home.

Living Room

16'3" x 10'2" (4.96 x 3.10)

Dining Room

9'6" x 7'9" (2.91 x 2.38)

Kitchen

9'5" x 17'6" (2.89 x 5.34)

Conservatory

10'7" x 10'7" (3.24 x 3.24)

WC

6'3" x 2'9" (1.91 x 0.85)

Bathroom

6'6" x 6'7" (2.00 x 2.03)

Bedroom 1

16'0" x 8'7" (4.90 x 2.64)

En-Suite

4'4" x 8'6" (1.34 x 2.61)

Bedroom 2

9'6" x 10'0" (2.92 x 3.07)

Bedroom 3

13'8" x 10'1" (4.18 x 3.09)

Bedroom 4

7'10" x 7'7" (2.39 x 2.32)

Garage

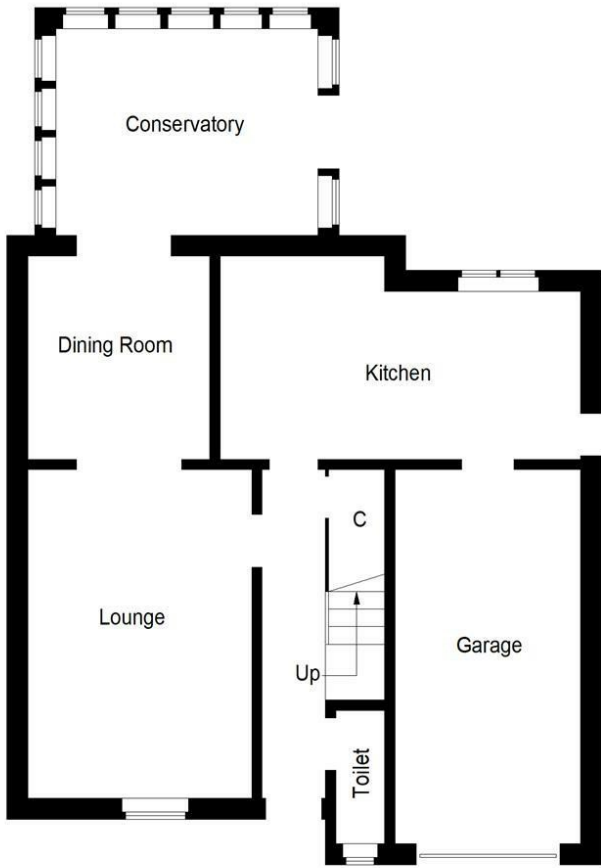
18'1" x 8'9" (5.52 x 2.69)



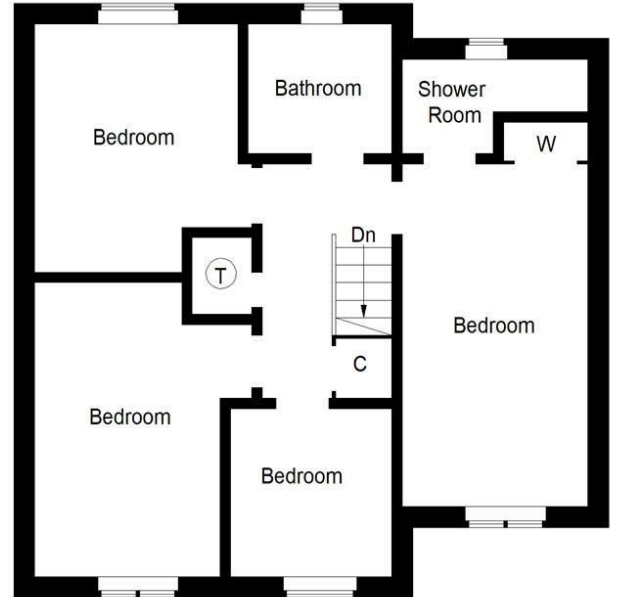


- Four Bedroom Detached House
- Enclosed Garden
- Gas Central Heating
- Walk-in Condition
- Bright Spacious Conservatory
- Master Bedroom With En-suite
- Driveway With Garage





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		