

Simple Approach



**24 Ritchie Place, Perth
Perthshire PH1 2QZ**

Offers over £204,950

Simple Approach are delighted to welcome this stunning 3 Bedroom Bungalow to the Perthshire Market. This well presented 3 bedroom property boasts sought-after features such as gas central heating, double glazing, a modern kitchen and bathroom with shower over bath facility. The current owners have taken great care to ensure the property has been decorated and maintained to a high standard, with each room being presented immaculately throughout as a result. Viewing is essential to appreciate the standard of home on offer as well as the excellent location for quick access to SSE, Perth City Centre & the Inveralmond Roundabout.

Kitchen

9'8" x 9'3" (2.95 x 2.82)

Living/Dinning Room

11'8" x 22'3" (3.56 x 6.80)

Bathroom

6'11" x 6'5" (2.12 x 1.98)

Bedroom

8'9" x 11'5" (2.69 x 3.48)

Bedroom

9'11" x 12'4" (3.04 x 3.78)

Bedroom

9'8" x 7'11" (2.95 x 2.42)

Vestibule

4'0" x 6'6" (1.24 x 1.99)

WC

3'3" x 6'5" (1.00 x 1.98)

External

Externally this property offers a large driveway to the front allowing parking for up to 2/3 cars. The detached single garage allows for further parking for 1 car if necessary. To the rear there is a well-maintained garden mostly laid to lawn perfect for entertaining in the evenings. A garden shed is also graciously included in the sale.

Location

This property could not be better situated for its locality to nearby amenities including all businesses and shopping found in the Inveralmond Industrial Estate, as well as being a short drive away from a Tesco Supermarket on Crieff Road and being just a 10 minute walk away from SSE. There is a nearby bus route that runs regularly and allows quick access into Perth City Centre for all local amenities and further High Street shopping. For the commuter this property is ideally placed as both the Broxden & Inverlamond roundabouts are within short driving distance, providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness & Glasgow. A reputable Primary School is also within easy reach as well as two Secondary schools, ideal for families.





- 3 Double Bedrooms
- Gas Central Heating
- Double Glazing
- Close to All Local Amenities
- Great Family Home
- Garden to Front and Rear
- Drive For 3 Cars





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	