

Simple Approach



Estate Agents



**5 Milton Road, Perth
Perthshire PH1 2LA**

Offers over £144,950

Simple Approach are excited to bring to the market this three bedroom mid terraced house in Letham. This beautiful family home comprises of a bright lounge with a large window flooding the room with natural light, a spacious dining kitchen with plenty of storage, three good sized bedrooms two of which are doubles and a family bathroom. Boasting features such as gas central heating, double glazing, ample local amenities, good range of schooling and easily maintainable garden grounds. Fantastic views from the rear can also be enjoyed due to the elevation of the property. This property has to be viewed to understand the quality of home that is on offer.

Kitchen

8'9" x 20'5" (2.68 x 6.23)

Living Room

13'5" x 13'7" (4.09 x 4.16)

Bathroom

6'5" x 5'8" (1.96 x 1.73)

Bedroom

9'8" x 12'1" (2.96 x 3.69)

Bedroom

13'5" x 12'1" (4.11 x 3.69)

Bedroom

10'5" x 6'8" (3.18 x 2.05)

External

Externally a secure rear garden is available for children and pets. The area is mainly laid to lawn and incorporates a garden shed. The rear of the property benefits from having elevated views across the neighbouring houses and treeline. To the front of the property there is a well maintained and manageable fenced garden.

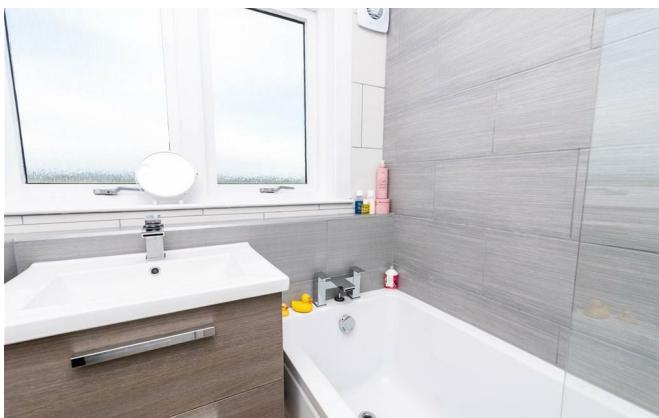
Location

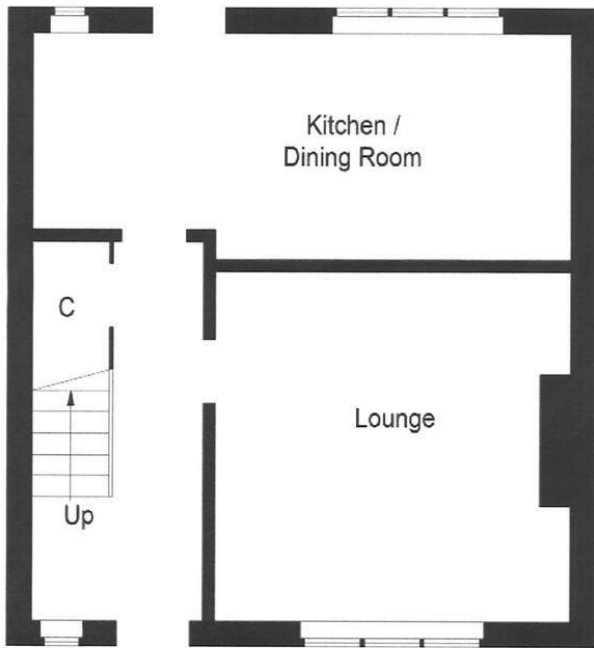
This property benefits from amenities such as shops, restaurants, two reputable primary schools and two sought-after secondary schools and is only a five minute drive to the City Centre of Perth and all its High Street amenities. There is a variety of woodland and parks to enjoy within easy reach of this property and is ideally placed for access to the Broxden Roundabout for quick links to larger Cities such as Dundee, Edinburgh and Glasgow- ideal for the commuter.



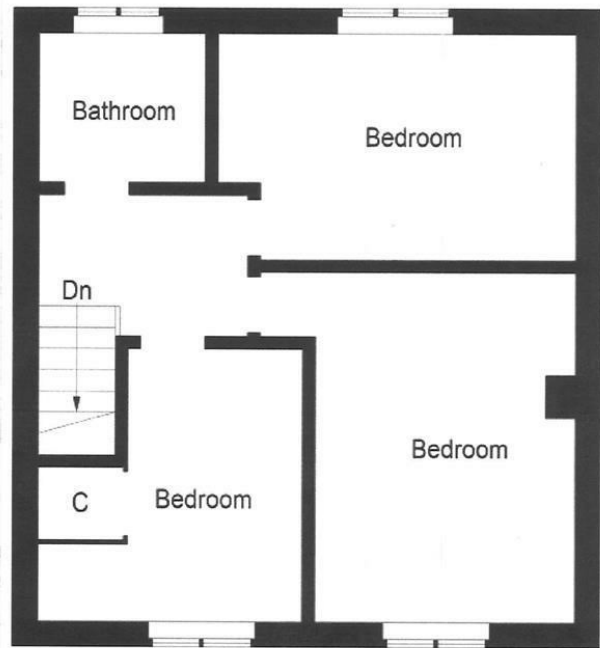


- Great Family Home
- Move-in Condition Throughout
- Close To All Local Amenities
- 3 Double Bedrooms
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Stylish Bathroom





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(55-68) D			
(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			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	