

Simple Approach



**22 Priory Place, Perth
Perthshire PH2 0DT**

Offers over £209,950

Simple Approach are delighted to welcome this beautifully presented mid-terraced period home on Priory Place to the residential market. Set in the heart of the ever-desirable area of Craigie in Perth this property is perfectly situated for those looking to be within easy reach of City Centre amenities without compromising the benefits of a quiet residential area. The ground floor comprises an entrance lobby with internal stained-glass door, a bright and spacious lounge with feature open fire, original ornate ceiling coving, a stylish dining area with high ceilings and original features leading onto a modern fitted kitchen with access out to the rear garden.

On the upper floor the modern light and airy landing leads to a great family bathroom and follows onto three good-sized family bedrooms. This property is ideal for a young growing family or a professional couple to enjoy for many years to come.

This is the ideal purchase for those with an appreciation for late-Victorian and Edwardian character, alongside modern comforts such as gas central heating, double glazing and a private driveway. Viewing is absolutely essential to appreciate the space on offer, the period charm, tasteful decor and ideal central location.

Living Room

17'2" x 13'3" (5.24 x 4.05)

Kitchen

10'5" x 9'4" (3.18 x 2.87)

Dining Room

12'9" x 11'3" (3.89 x 3.45)

Bathroom

10'1" x 5'9" (3.09 x 1.76)

Bedroom 1

12'10" x 11'4" (3.93 x 3.46)

Bedroom 2

12'10" x 10'11" (3.92 x 3.35)

Bedroom 3

6'3" x 8'9" (1.92 x 2.68)

Location

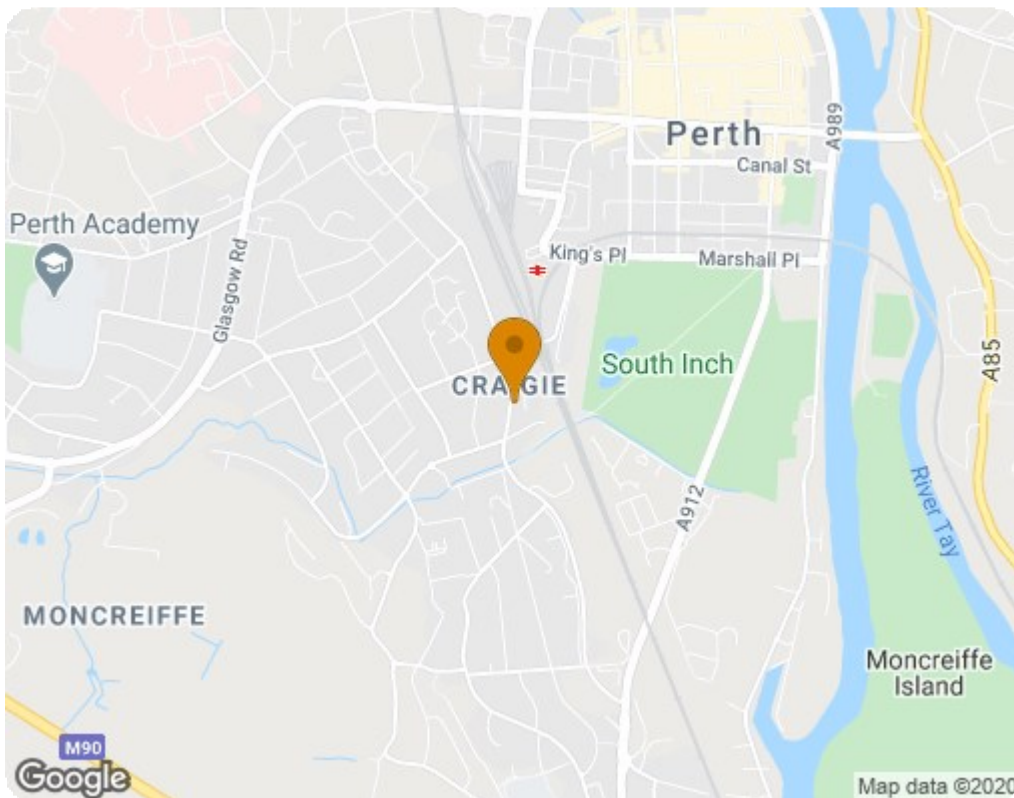
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.


External

This property comes with a single garage and a driveway for two cars. It also enjoys a private back garden great for enjoying with friends and family.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC 