

Simple Approach



**4 Pitcullen Gardens, Perth  
Perthshire PH2 7EJ**

**Offers over £127,000**

Simple Approach are delighted to welcome this bright, spacious and very well presented mid-terraced house in Pitcullen Gardens to the residential market. This stunning family home comes to the market in superb condition throughout and has been tastefully decorated in neutral tones from start to finish, comprising; a warm and welcoming lounge with large, front-facing window through to a very modern kitchen and an integrated dish washer, two double bedrooms facing either side of the property and a stylish family bathroom. This family home is perfectly located in Pitcullen Gardens just a small walk away from the City Centre with the benefits of nearby surrounding amenities such as local shops and a sought after primary school. This great property offers features such as brand new electric wet heating, double glazing and a well maintained garden to the back of the property, it really does lend itself to a wide range of purchasers and would be the ideal home for any first time buyer or growing family looking for a well situated property in move-in condition throughout, which only views will confirm.

9'8" x 18'10" (2.97 x 5.75)

### Kitchen

13'2" x 6'1" (4.02 x 1.87)

### Bathroom

6'4" x 6'8" (1.95 x 2.04)

### Bedroom 2

6'11" x 12'7" (2.12 x 3.86)

### Bedroom 1

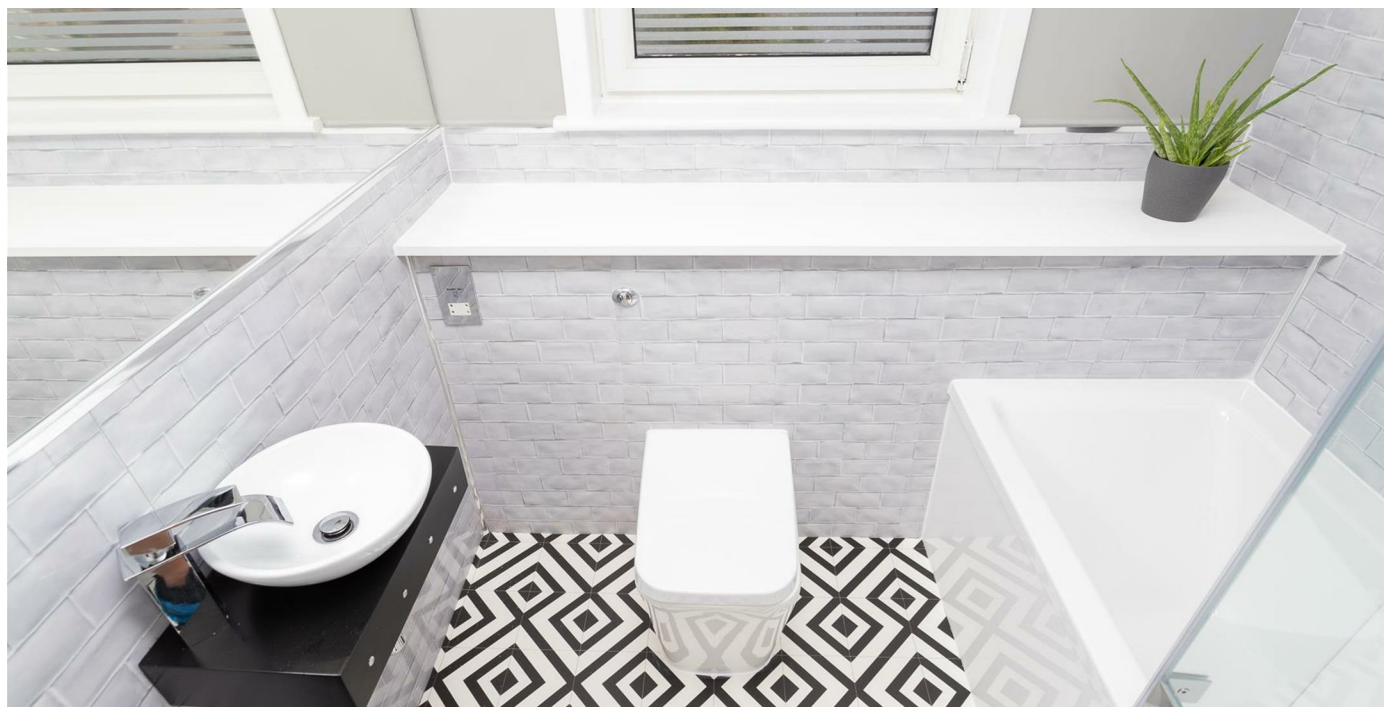
13'5" x 12'0" (4.11 x 3.67)

### External

This property comes with ample residential parking to the front of the property, a private patio area and a large back garden to enjoy with friends and family on those lovely Scottish summer evenings.

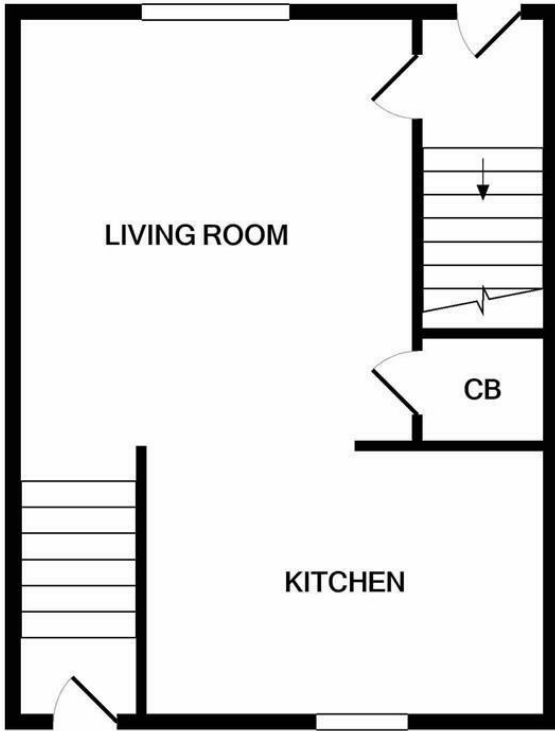
### Location



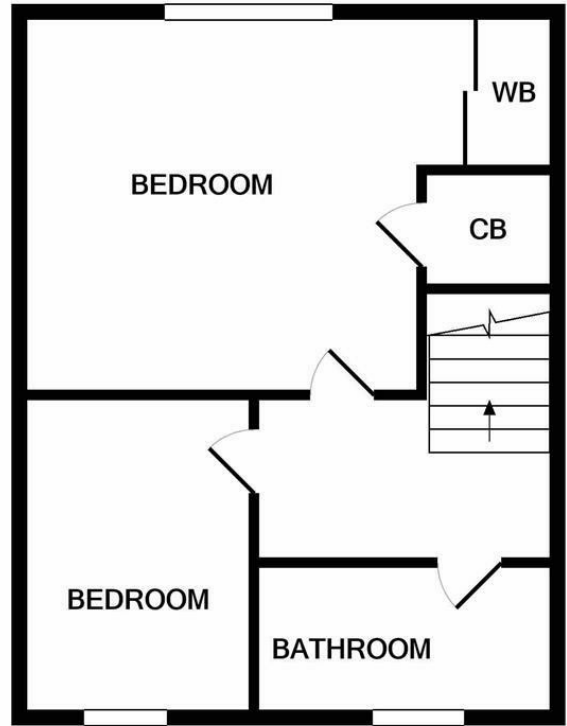


- Immaculate Modern Move In Condition
- Private Back Garden With A Patio Area To Enjoy
- Great Desired Location
- Within Walking Distance Of The City Centre
- Residential Private Parking
- Catchment For Kinnoull Primary School





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>71</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>41</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		