

Simple Approach



**22 Acharn, Perth
Perthshire PH1 2SR**

Offers over £135,000

Simple Approach are pleased to welcome this bright and welcoming house on Acharn to the residential market of Perth. This property is ideally-placed to take advantage of all amenities found minutes away such as shops, restaurants, supermarkets and reputable schooling, without compromising the benefits of a quiet, cul-de-sac location ideally suited to families. Having been tastefully decorated in neutral tones this property comprises; a spacious, lounge, a kitchen with space for dining, two good sized bedrooms and family bathroom with shower over bath facility. This property boasts sought-after features such as a private driveway to the front and a good-sized family garden to the rear, lending itself to a wide range of purchasers particularly first time buyers and small families seeking the benefits of a quiet setting set back from the main road.

Lounge

15'5" x 11'6" (4.72 x 3.51)

Kitchen

7'8" x 8'4" (2.35 x 2.56)

Entrance Hallway

8'5" x 2'11" (2.58 x 0.89)

Family Bathroom

8'5" x 5'4" (2.59 x 1.64)

Master Bedroom

12'2" x 11'5" (3.71 x 3.50)

Bedroom 2

5'3" x 11'7" (1.62 x 3.54)

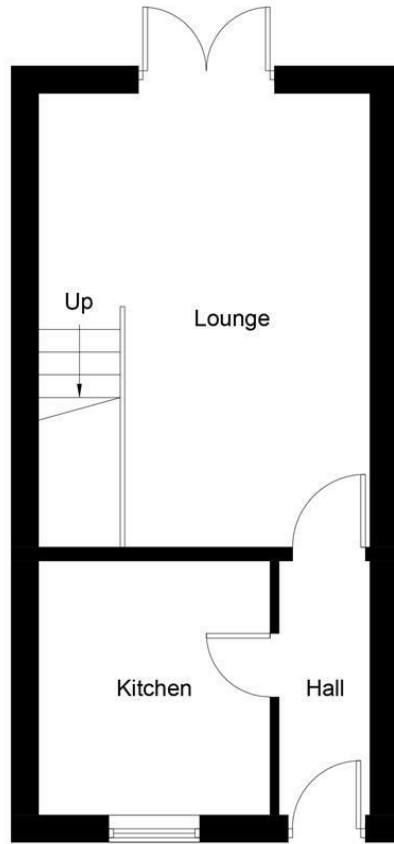
Location



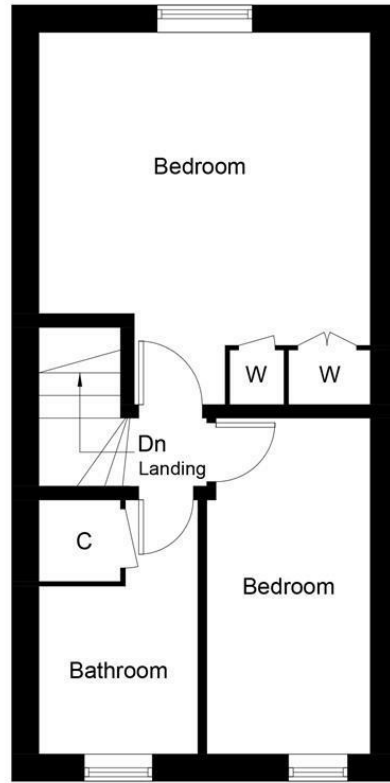


- Great Family Home
- Private Parking To Front
- Gas Central Heating and Double Glazing
- Bright And Spacious
- Enclosed Rear Garden





Ground Floor



First Floor



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