

Simple Approach



**24 Trinafour, Perth  
Perthshire PH1 2SS**

**Offers over £175,000**



Simple Approach are delighted to welcome this beautifully presented semi-detached house in Trinafour to the residential market. Set in the heart of the ever desirable modern development in the Western Edge this property could not be better placed to take advantage of nearby amenities without compromising the benefits of a peaceful location that is very family friendly. This property is the ideal family home and comes to the market in move-in condition throughout, boasting bright and spacious accommodation across two floors. Comprising; a warm and welcoming lounge with an additional dining area to the rear, through to a modern kitchen with some integrated appliances and rear door access to the back garden, two double bedrooms with fitted storage and a third large single bedroom and a modern family bathroom. This property benefits from having sought-after features such as a sizeable private driveway to the front accommodating two cars comfortably, as well as a fully enclosed garden to the rear, gas central heating and double glazing. Viewing is absolutely essential to appreciate the overall space on offer, along with the excellent location.

**Livingroom**

12'9" x 12'0" (3.91 x 3.68)

**Kitchen/ Diningroom**

15'11" x 9'9" (4.87 x 2.99)

**Bedroom 1**

9'4" x 9'1" (2.87 x 2.77)

**Bedroom 2**

10'11" x 9'4" (3.35 x 2.87)

**Third Bedroom / Boxroom**

6'4" x 7'11" (1.94 x 2.43)

**Bathroom**

5'4" x 6'2" (1.65 x 1.89)

**External**

Driveway to the front for 2 cars and a fully enclosed garden to the rear, ideal for a family and pets.

**Location**

Trinafour is set in the heart of the Western Edge area of Perth which has traditionally been sought-after for its locality to reputable schooling and overall attractive setting with modern developments surrounding. This property could not be better located for those looking for quick commuting links to larger cities including Dundee, Edinburgh and Glasgow via the nearby Broxden roundabout and benefits from having amenities such as shops, restaurants and cafes all just minutes away. Situated on a regular bus route to Perth City Centre, this property offers excellent access for all High Street shopping as well as further offices found in the nearby Inveralmond and Broxden business centres.

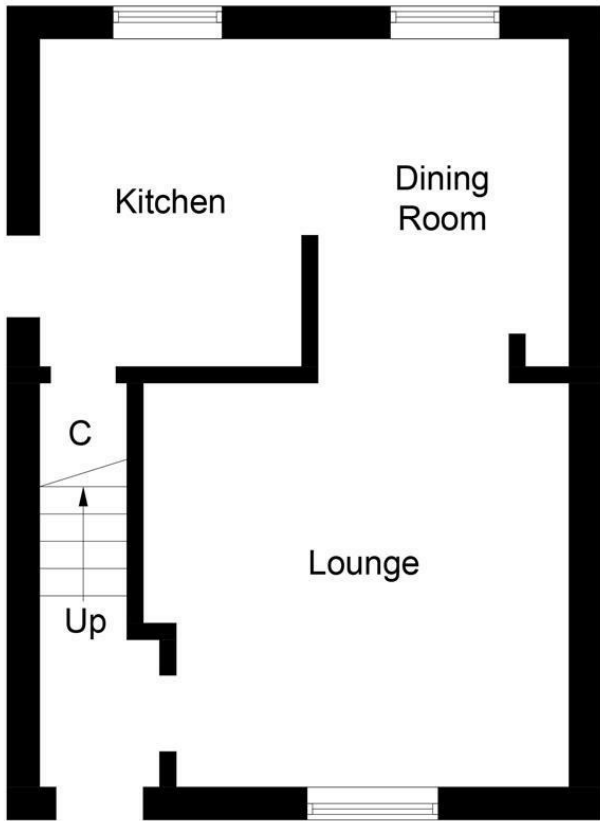




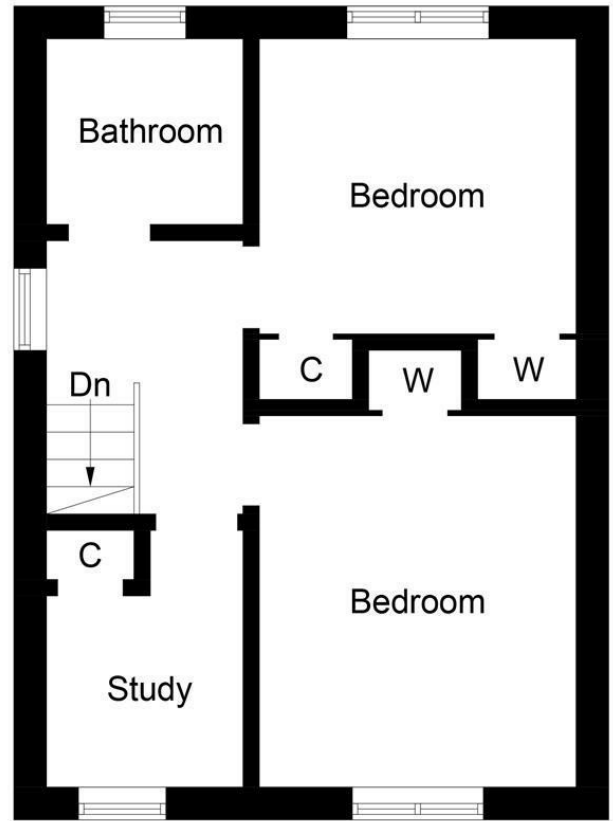
- 3 Bedroom, Semi-Detached Property
- Gas Central Heating And Double Glazing
- Enclosed Rear Garden
- Private Driveway Accommodating 2 Cars
- Sought After Location
- Move-In Condition Throughout



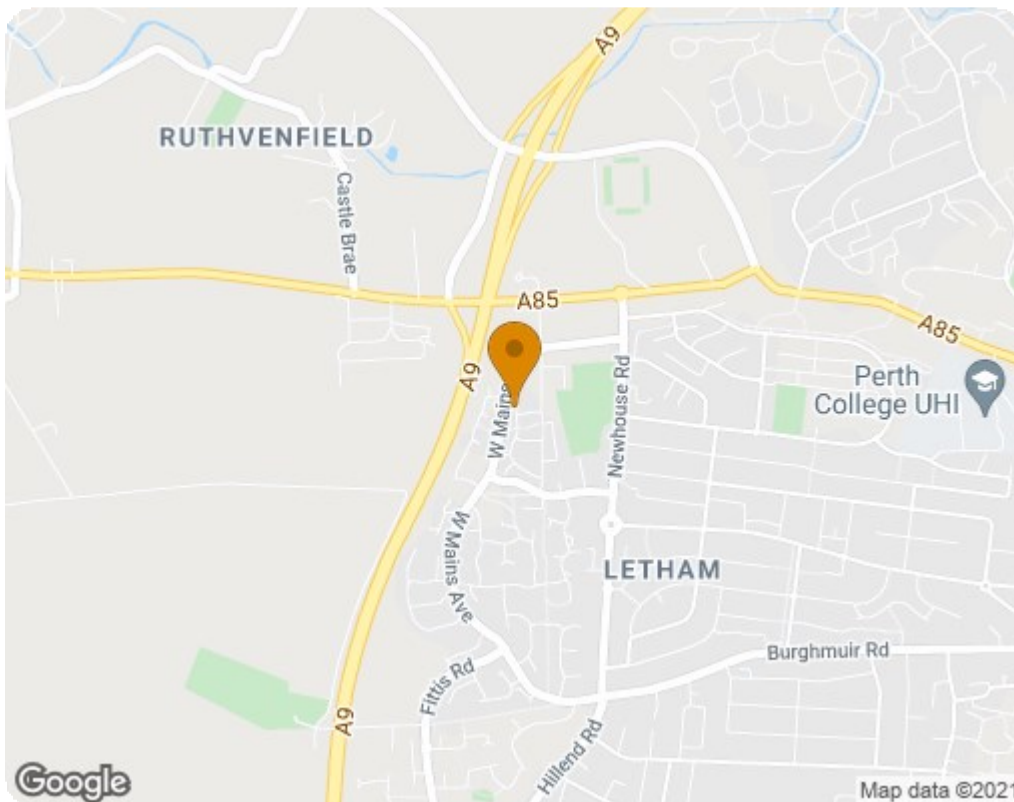




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		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>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC