



**2 Leny Road, Perth**  
**Perthshire PH1 2EN**  
**Offers over £129,950**



Simple Approach are delighted to welcome this beautifully presented end-terraced house on Leny Road to the residential market. Set in the heart of the ever desirable area of Letham in Perth this idyllic family home comes to the market in excellent condition throughout, having been decorated in modern tones and well maintained by the present owner throughout. The ground floor comprises of a warm and welcoming lounge with double patio doors that lead to the substantial garden space and a stylish dining kitchen. The upper floor of this beautiful home provides two large bedrooms and a modern bathroom suite. The current home owner has further developed the loft space to provide a fantastic children's play area which can be accessed with the convenient ramsay ladder. This property is in stunning condition throughout, boasting sought-after features such as gas central heating, double glazing, a private driveway with garage to the side and a good-sized corner plot family garden. Viewing is absolutely essential to appreciate the quality of home on offer, as well as the excellent location.

### Lounge

16'1" x 11'3" (4.92 x 3.45)

### Kitchen

16'1" x 8'8" (4.91 x 2.66)

### Bedroom 1

12'6" x 8'9" (3.83 x 2.69)

### Bedroom 2

11'4" x 9'4" (3.46 x 2.85)

### Bathroom

5'6" x 6'5" (1.69 x 1.98)

### Loft

15'5" x 12'1" (4.72 x 3.69)

### External

Externally there is a driveway to the side of the property

providing off street parking for two cars side by side quite comfortably. To the rear there is a well maintained substantial garden which is fully enclosed to allow safe play for children, or to entertain in the summer months.

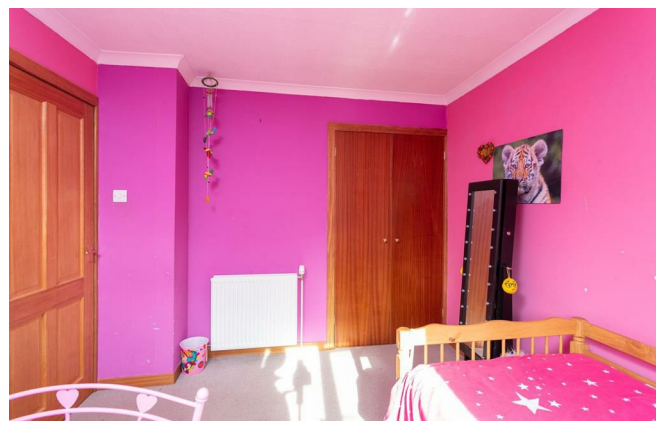
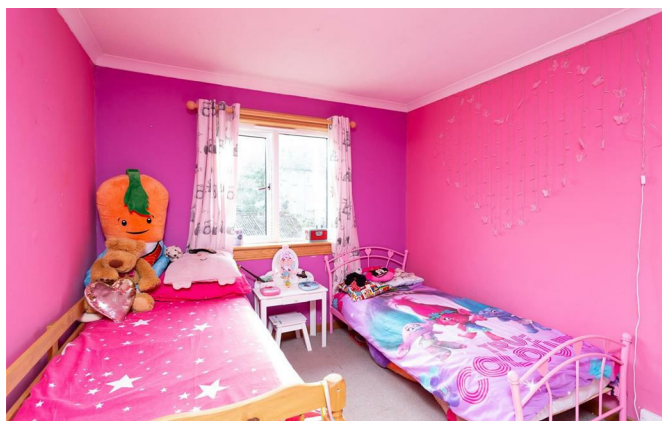
### Location

The area of Letham is sought-after for its family-friendly situation nearby to two reputable Primary Schools, as well as other essential amenities such as a large Tesco Supermarket, local shops, restaurants and a post office all within walking distance of this property's' doorstep. Leny Road is set off a central artery of Letham and has a very regular bus route to and from Perth City Centre for all further High Street shopping and the Broxden Roundabout allows quick links to major cities such as Dundee, Edinburgh & the Central Belt-ideal for the commuter.

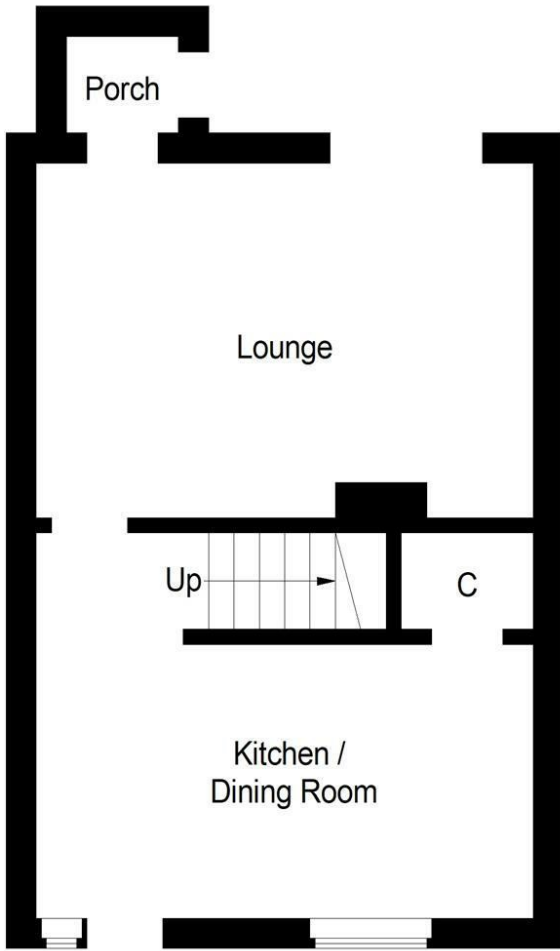




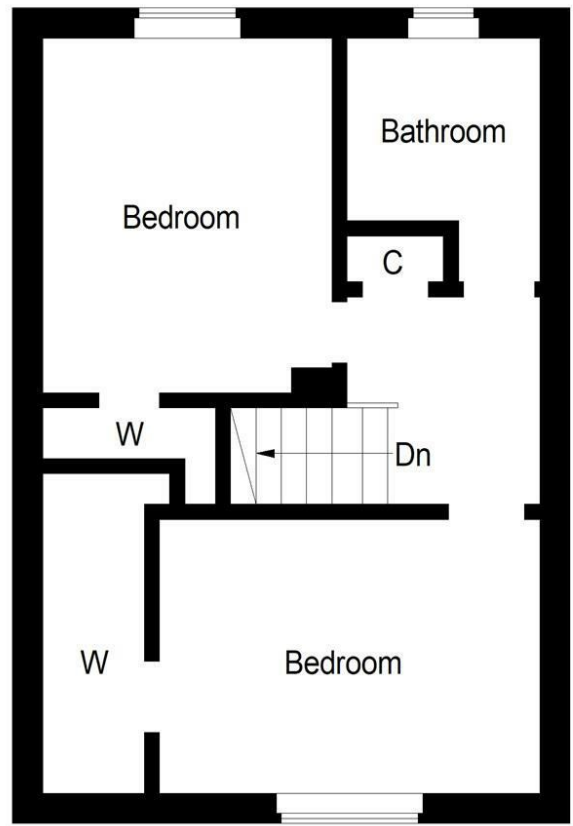
- Two Large Bedrooms
- Gas Central Heating and Double Glazing
- Good Decorative Levels Throughout
- Substantial Garden Space
- Private Driveway With Garage
- Modern kitchen and Bathroom suites
- Attic Room With Electric







Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		64	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			76
(81-91) B			
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	