

Simple Approach



Estate Agents



**20 Woodside Crescent, Perth
Perthshire PH2 0EW**

Offers over £189,950

Simple Approach are pleased to welcome this four bedroom, semi detached house on Woodside Crescent to the Perthshire residential market. Set within the ever popular location of Craigie this lovely property is the ideal purchase for any first time buyer looking for a well located home with ample living space throughout, comprising; a welcoming entrance hallway, a bright and spacious lounge, good sized kitchen with back door access to the private rear garden, four generous bedrooms all with useful fitted storage space and a family shower room. The property further benefits from having double glazed windows, electric heating, ample on street parking and a large, fully enclosed private rear garden. Viewing is essential to appreciate the overall fantastic location and excellent property on offer here at Woodside Crescent.

Lounge

15'6" x 11'8" (4.73 x 3.56)

9'3" x 5'2" (2.83 x 1.58)

Kitchen

11'8" x 9'3" (3.56 x 2.84)

Bedroom

12'0" x 9'8" (3.68 x 2.97)

Bedroom

9'1" x 9'9" (2.77 x 2.98)

Bedroom

12'1" x 9'9" (3.69 x 2.99)

Bedroom

11'8" x 14'1" (3.56 x 4.3)

Bathroom





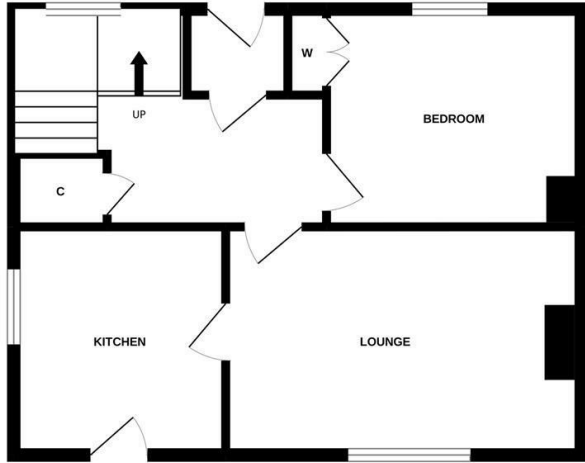
- Semi Detached House
- Highly Desirable Village Location
- Large, Private Rear Garden
- Outstanding Views Of Perth & Kinnoull Hill

- Four Generous Bedrooms
- Bright & Spacious Lounge
- Ample Parking

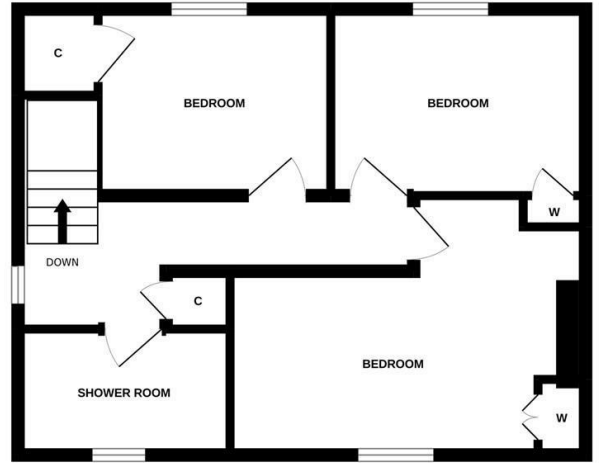
- Excellent Family Home
- Good Sized Kitchen
- Electric Heating & Double Glazing



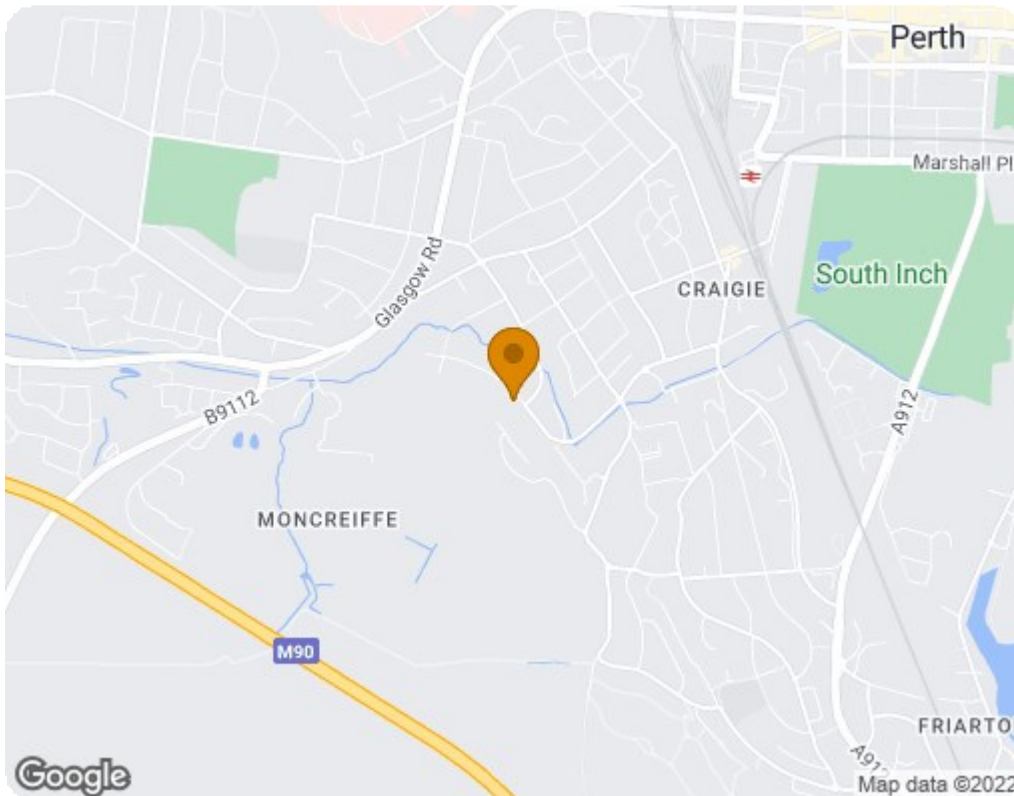
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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) A			
(81-91) B			
(69-80) C			71
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			55
(39-54) E		37	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	