

Simple Approach



Estate Agents



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

Offers over £134,950

Simple Approach are pleased to welcome this well presented, two bedroom house on Pitcullen Gardens to the Perthshire residential market. This lovely home comes to the market in good condition throughout and benefits from electric heating, double glazing, a private rear garden and off road parking. Inside, the property enjoys a bright and spacious lounge, modern fitted kitchen, two generous bedrooms with useful fitted storage space and a bathroom with shower over bath facility. Pitcullen Gardens is the perfect purchase for any first time buyer or investor looking for a well located home in a highly sought after area in Perth. Viewing is essential to appreciate all that this property has to offer.

Lounge

9'4" x 17'9" (2.85 x 5.43)

Kitchen

9'4" x 5'9" (2.87 x 1.76)

Bedroom

12'0" x 6'11" (3.67 x 2.11)

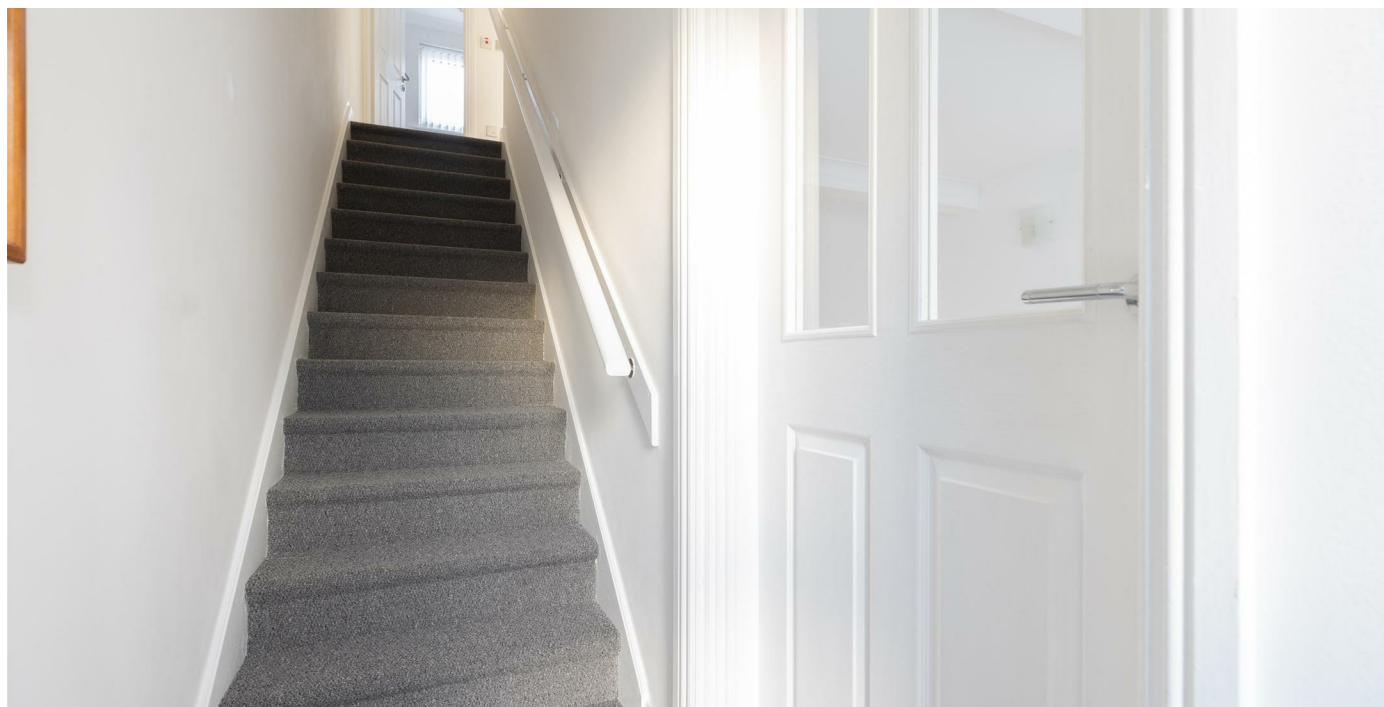
Bedroom

13'1" x 10'2" (4.01 x 3.12)

Bathroom

6'3" x 5'0" (1.91 x 1.54)

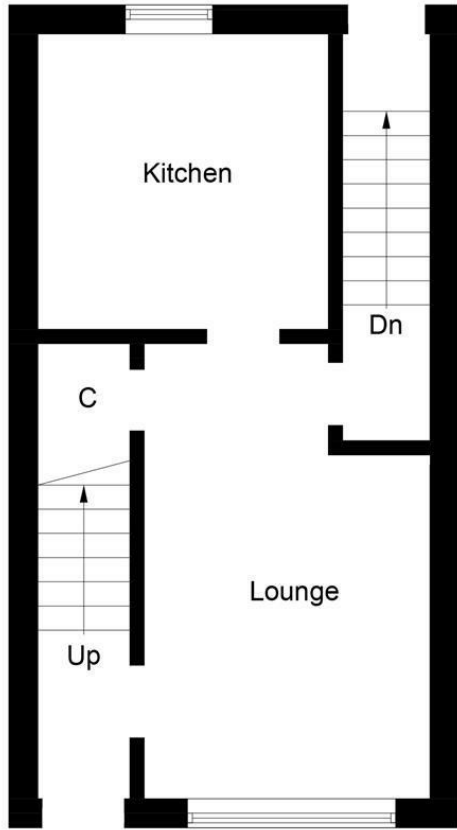




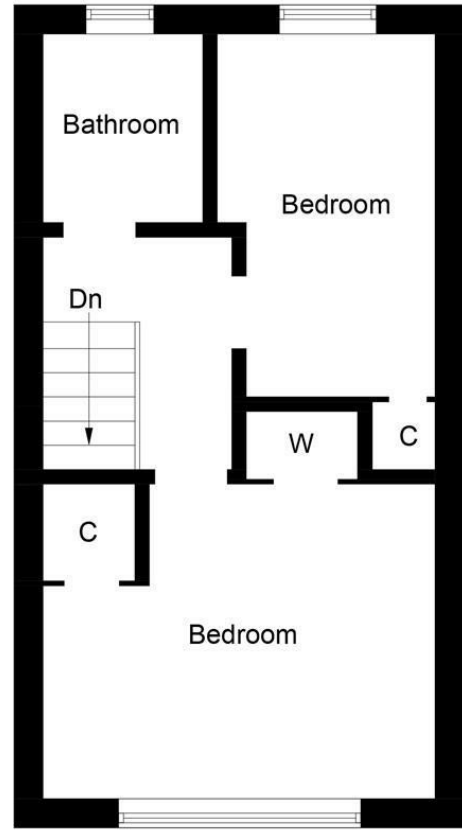
- Two Bedroom Mid Terrace House
- Bright & Spacious Lounge
- Off Road Parking
- Generous Sized Bedrooms
- Double Glazing
- Very Sought After Location
- Modern Fitted Kitchen
- Private Rear Garden



6 Pitcullen Gardens Perth



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID930425)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	