

Simple Approach



**2. Woodside, Perth  
PH1 3HF**

**Offers over £168,000**

## 2. Woodside, Perth, PH1 3HF

Simple Approach are pleased to welcome a fantastic opportunity to purchase this well presented, semi detached house on Woodside, Luncarty. Set within the ever popular village of Luncarty, this lovely property comes to the market in great move in condition throughout and benefits from being just a short walk away from all local amenities along with being close by to Perth City Centre. Boasting spacious accommodation throughout, Woodside comprises of; a welcoming entrance, a bright and spacious lounge, a sizable modern fitted kitchen, two generous bedrooms both of which have fitted wardrobes and a stylish bathroom. Externally the property enjoys a large private driveway and sits on a generous plot with easily maintained gardens to the front and rear. Viewing is essential to appreciate the overall excellent property on offer.

### Lounge

18'7" x 10'5" (5.67 x 3.20)

### Kitchen

12'0" x 7'2" (3.66 x 2.19)

### Master Bedroom

12'11" x 8'11" (3.95 x 2.72)

### Bedroom 2

9'10" x 9'4" (3.00 x 2.85)

### Bathroom

8'0" x 6'1" (2.46 x 1.86)

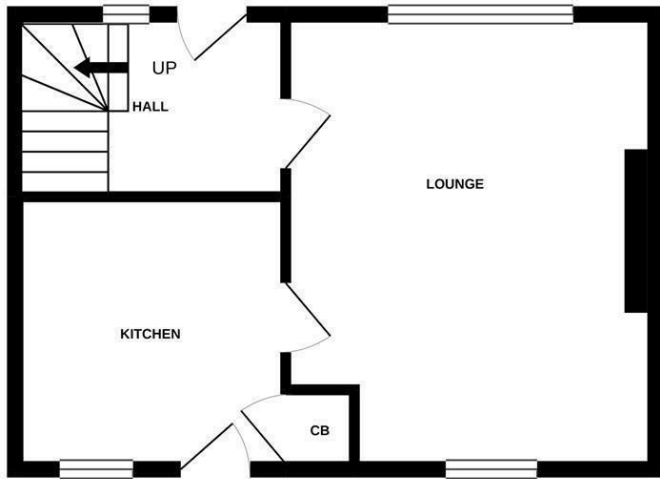




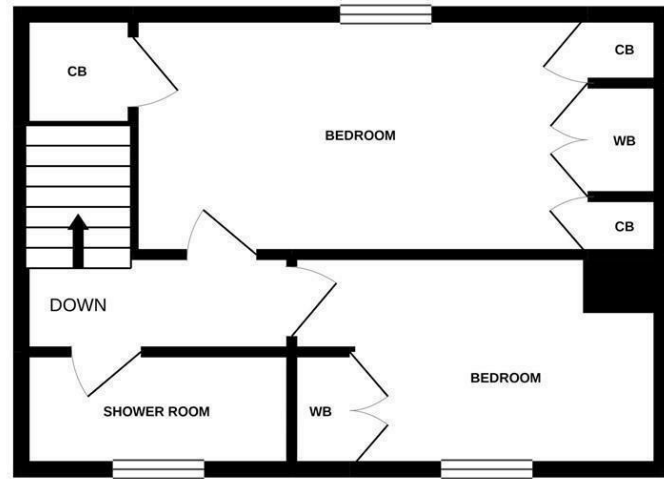
- Semi Detached House
- Bright & Spacious Lounge
- Large Private Driveway
- Two Generous Bedrooms
- Stylish Fitted Kitchen
- Sizeable Private Rear Garden
- Highly Sought After Village Location
- Chic Bathroom



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</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		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		