

Simple Approach



Estate Agents



**6 Letham Road, Perth  
Perthshire PH1 2AP**

**Offers over £239,950**

Simple Approach are delighted to bring you this beautifully presented Semi - Detached Family Home to the Perthshire residential market. This home has original features, including high ceilings, deep skirting boards, original doors and beautiful cornicing. Featuring an entry vestibule, a hall that has a lounge to the front with a beautiful bay window and log burner, a dining room with a log burner and double doors leading onto the back garden, leading onto the modern kitchen with quality bosch appliances, both stoves are multi-fuel. There is also a separate utility room and cloakroom with WC. Then we have the stairs that are leading up to the middle landing offering a gorgeous fully tiled family bathroom, then you walk up to the 2 double bedrooms and a single. The master bedroom also has a modern en-suite. Get in touch with us to arrange a viewing on 01738827864 or email us on [info@simpeapproachea.co.uk](mailto:info@simpeapproachea.co.uk)

**Living Room**

17'8" x 13'8" (5.41 x 4.18)

**Dining Room**

14'1" x 14'4" (4.30 x 4.39)

**Kitchen**

15'10" x 8'3" (4.85 x 2.52)

**Utility**

4'7" x 5'11" (1.42 x 1.81)

**Bathroom**

8'11" x 4'8" (2.74 x 1.43)

**Bedroom 1**

18'5" x 11'4" (5.63 x 3.47)

**En - suite**

5'3" x 5'6" (1.62 x 1.69)

**Bedroom 2**

12'1" x 11'0" (3.70 x 3.37)

**Bedroom 3**

7'0" x 6'5" (2.14 x 1.98)

**External**

This property benefits from amenities such as shops, restaurants, two reputable primary schools and two sought-after secondary schools and is only a five minute drive to the City Centre of Perth and all its High Street amenities. There is a variety of woodland and parks to enjoy within easy reach of this property and is ideally placed for access to the Broxden Roundabout for quick links to larger Cities such as Dundee, Edinburgh and Glasgow- ideal for the commuter. This location in particular enjoys an elevated position above the city of Perth where there are lovely views to the front to be enjoyed by most of the houses in the area

**Location**

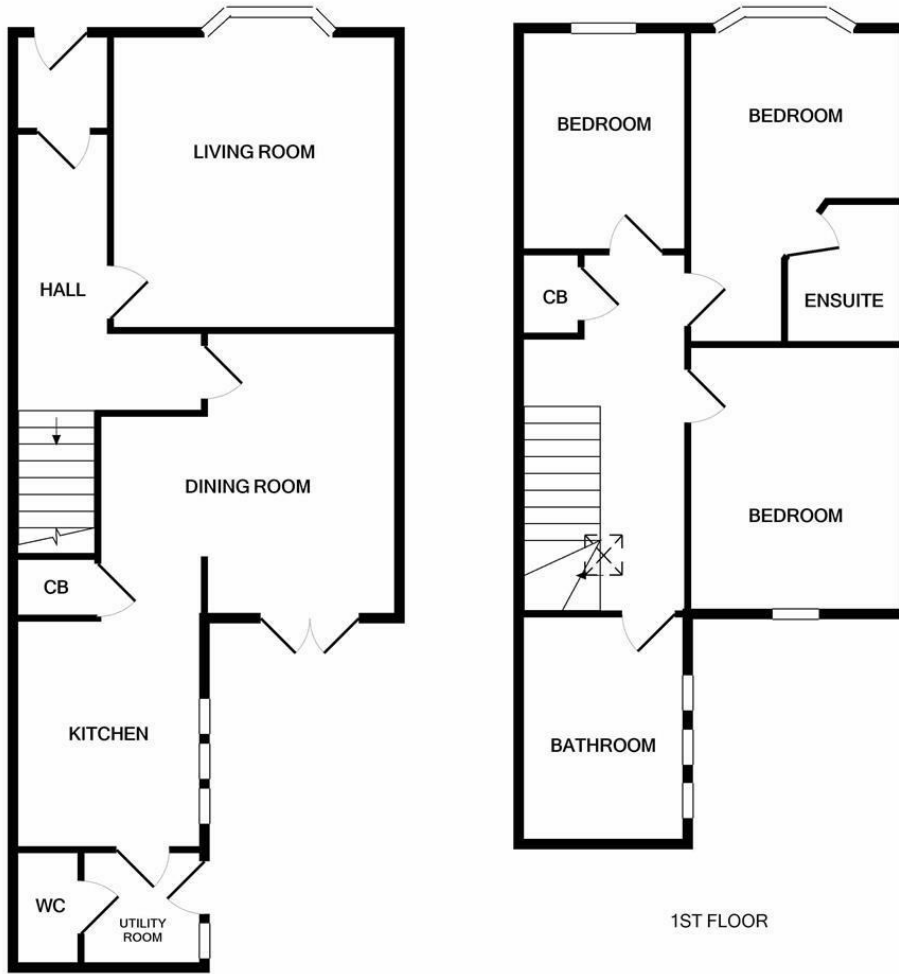
This property sits on an elevated position giving you the most amazing views over Perth. This beautiful property benefits from space to the front of the property for two cars (one is roadside??) and an extensive private garden to the rear with an indian sand stone patio'd area with a garden gazebo allowing you to sit out all year long.





- Beautiful Semi-Detached Period Home
- Beautifully Presented
- This Property comes with Two Allocated Parking Spaces.
- Gas Central Heating & Double Glazing
- Two Bathrooms
- Extensive private garden to the rear





GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>47</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			
<b>Scotland</b>		EU Directive 2002/91/EC	