

Simple Approach



**169 Bute Drive, Perth
Perthshire PH1 3DA**

Offers over £92,000

Simple Approach are excited to welcome this beautiful bungalow on Bute Drive to the residential market. Set in the heart of the ever desirable area of North Muirton this property is ideally placed to take advantage of nearby amenities as well as for its accessibility to the City Centre of Perth situated just minutes drive away via regular bus route. This property comprises of a bright and spacious lounge, a modern fitted kitchen, one double bedroom and a bathroom with shower over bath facility. With manageable outdoor space and living across one level this will provide a perfect home for somebody wanting to downsize or first time buyers to have easy access to the many amenities available in the area. Viewing is required to appreciate the excellent location and home on offer.

Livingroom

15'7" x 10'3" (4.75 x 3.13)

Entrance Hallway

8'5" x 6'5" (2.57 x 1.98)

Bathroom

6'3" x 5'6" (1.92 x 1.69)

Bedroom

8'7" x 12'10" (2.63 x 3.93)

Kitchen

10'2" x 5'4" (3.12 x 1.65)

External

To the front and rear of this property both gardens have been kept to a very high standard and are easily maintainable for the purchaser to enjoy.

Location

This property could not be better situated for its locality to nearby amenities such as a shop, a reputable primary school, The Grammar School and St. Johns to name just a few. There are regular bus routes nearby for quick access to and from Perth City Centre and the Inveralmond Roundabout is just a few minutes drive away for quick routes into Inverness, Edinburgh, Dundee and the Central Belt, ideal for the commuter.



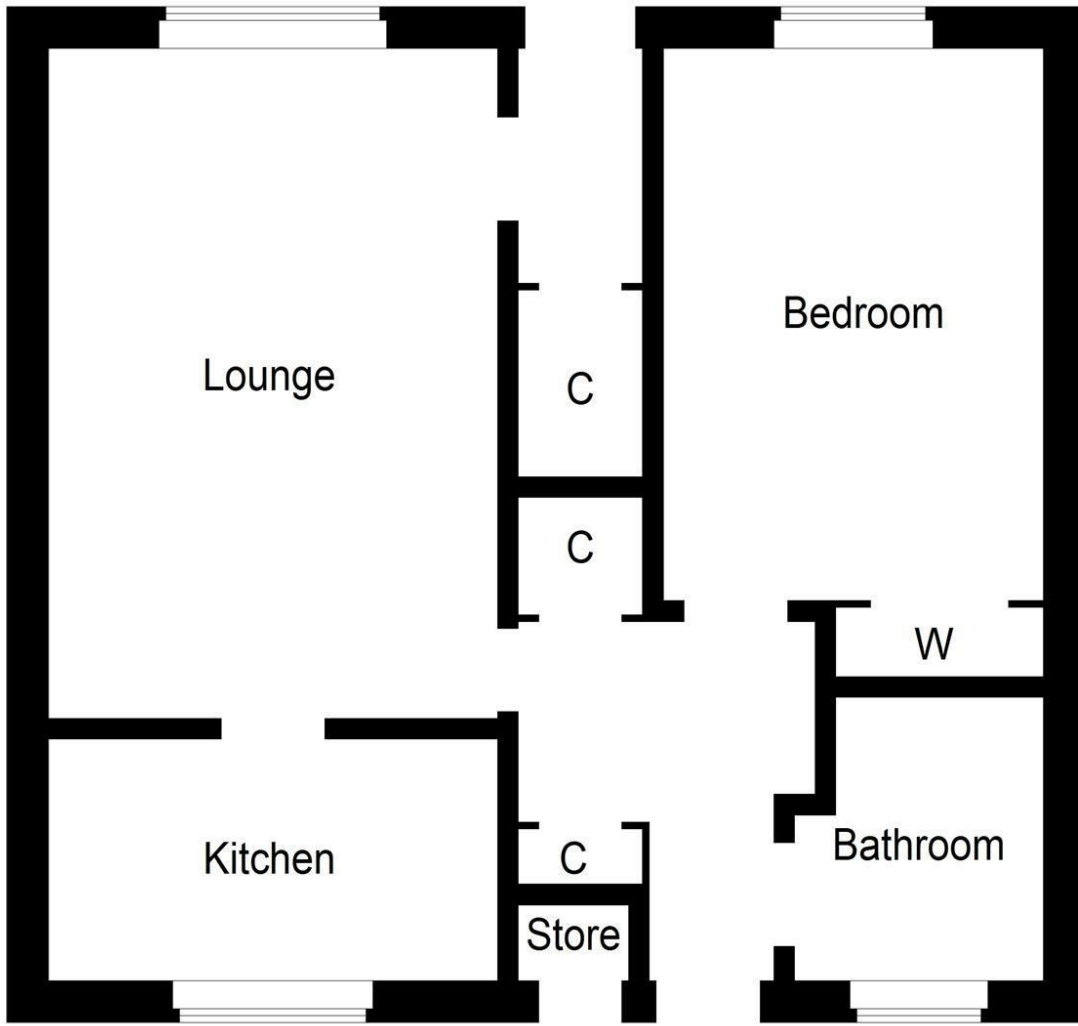


- Fantastic Location
- Spacious Rooms

- 1 Bed Bungalow
- Modern Fitted Kitchen

- Easily Maintainable Garden
- Fantastic Property For First Time Buyers or Investors





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC