

Simple Approach



Estate Agents



**18 Ptak Way, Perth
Perthshire PH2 9FT**

Offers over £192,000

Simple Approach are delighted to bring to the market this stunning three bedroom semi-detached house situated in the sought after area of Bridge of Earn. This modern property comes to the market in immaculate condition throughout and comprises; a warm, welcoming entrance hall, a bright lounge leading to a modern open plan kitchen/dining area, which opens out onto a beautifully presented, good sized enclosed easily maintained garden. Upstairs, there are three good sized, bright large bedrooms one of which has a built in wardrobe. The property benefits from gas central heating and double glazing throughout. This excellent property lends itself to a wide range of purchasers and would be an ideal home for any first-time buyer or growing family looking for a well-located property in immaculate move-in condition. The property is ideally located to take advantage of all local amenities and facilities. Viewing is absolutely essential to appreciate the overall package on offer for this property.

Lounge

12'10" x 12'9" (3.93 x 3.91)

Kitchen/Diner

16'8" x 9'0" (5.09 x 2.75)

Master Bedroom

9'3" x 12'5" (2.83 x 3.81)

Bedroom 2

9'3" x 11'6" (2.84 x 3.52)

Bedroom 3

11'4" x 8'9" (3.46 x 2.68)

Downstairs WC

3'11" x 7'3" (1.21 x 2.23)

Family Bathroom

6'6" x 6'5" (2.00 x 1.98)

Location

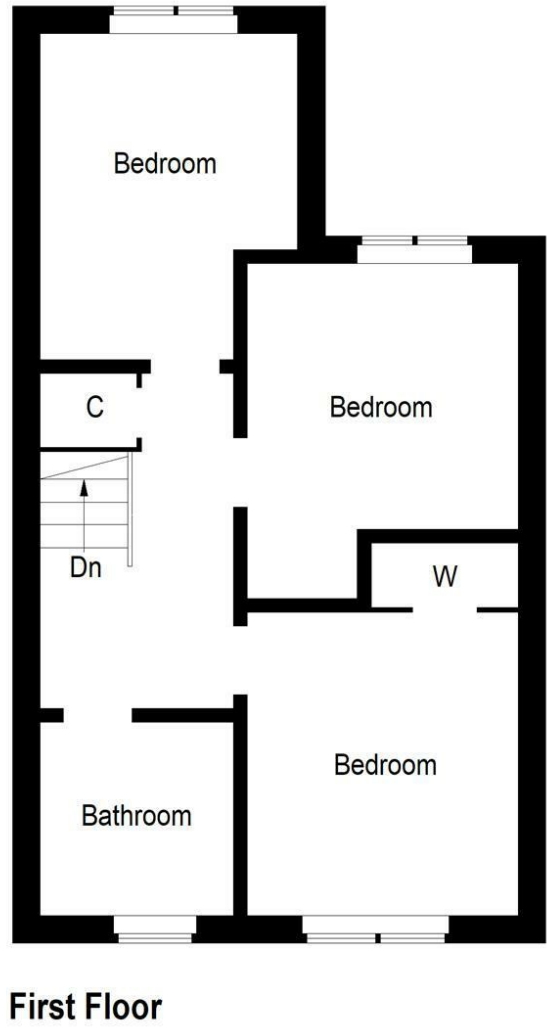
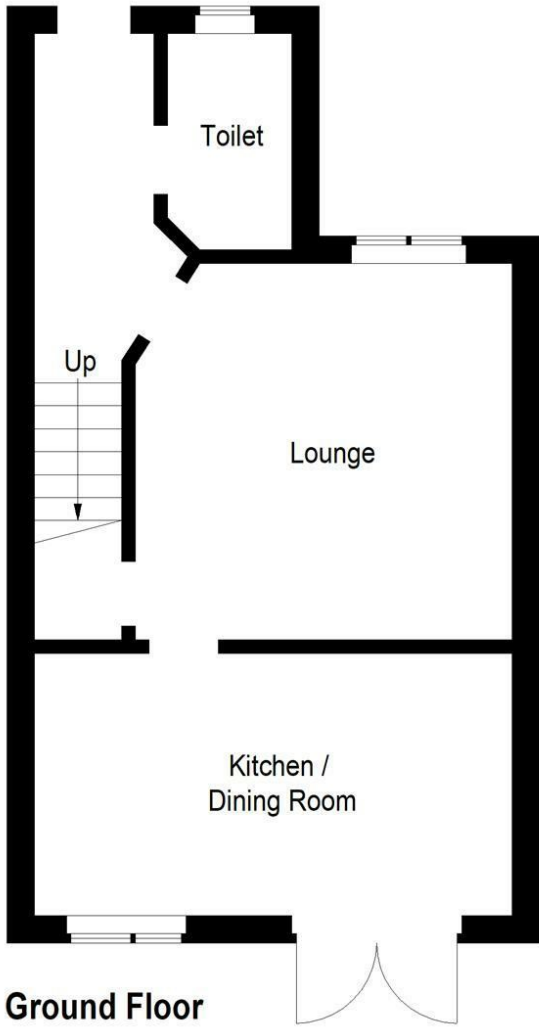
Bridge of Earn is a highly popular village within the Perthshire area and has a number of amenities including a corner shop, pubs, cafes and restaurants and a doctors surgery among many others. This property is situated just 8 minutes from Perth City Centre and offers easy access to the major road networks towards the larger cities of Edinburgh, Dundee, Stirling and Glasgow, making this a highly sought after area for both locals and commuters.





- Beautifully Presented Semi Detached House
- Three Large Bedrooms
- Gas Central Heating And Double Glazing
- Stunning, Modern Kitchen/Dining Area
- Large Bright Lounge Area
- Good Sized Well Presented Rear Garden
- Driveway Suitable For Two Cars





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	