

Simple Approach



**22 Struan Road, Perth
Perthshire PH1 2JA**

Offers over £122,000

Simple Approach are delighted to welcome this house on Struan Road to the property market. This is a well presented two bedroom family home with spacious accommodation across two floors. Comprising; a kitchen, a bright and welcoming lounge, two double bedrooms and stylish shower room. This house is located in the popular area of Letham, which is close to all local amenities including nearby shops, Primary Schools, Perth College and Perth Royal Infirmary to name just a few. This property is in a prime location for bus routes to and from the City Centre and is within very easy reach of both major roundabouts on Broxden & Inveralmond for quick commuting links into Dundee, Edinburgh and the Central Belt. Externally, this property also provides an enclosed garden to the front and the rear. Struan Road comes with gas central heating and double glazed windows, making this a must-see property to appreciate the space provided and central location. This house would be ideal for a wide range of buyers and viewing is highly recommended to appreciate the superb family home on offer.

16'1" x 11'5" (4.92 x 3.49)

Kitchen

10'4" x 8'7" (3.15 x 2.64)

Entrance Hallway

6'5" x 5'4" (1.97 x 1.63)

Bedroom 1

16'1" x 8'9" (4.92 x 2.67)

Bedroom 2

11'4" x 7'11" (3.47 x 2.42)

Bathroom

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

Porch

5'4" x 5'4" (1.63 x 1.65)

Location

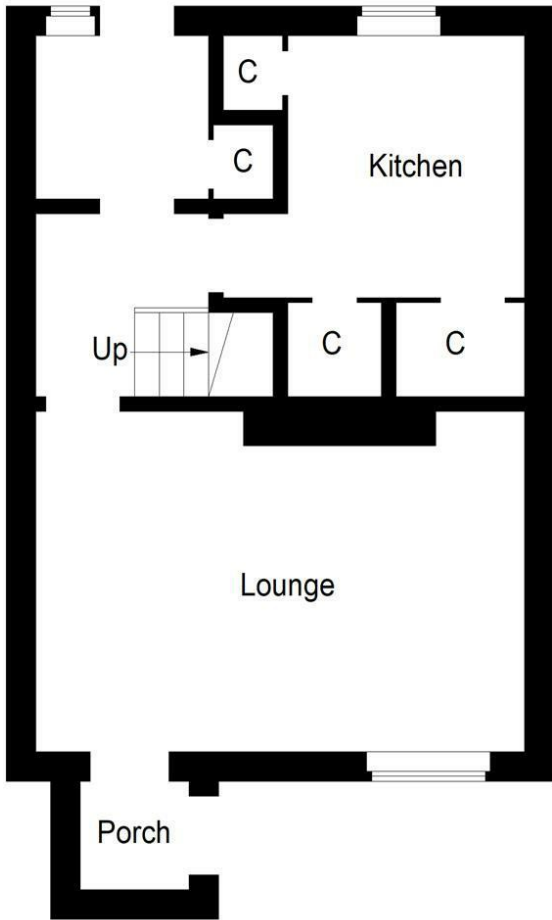
The area of Letham is sought-after for its family-friendly situation nearby to two reputable Primary Schools, as well as other essential amenities such as a large Tesco Supermarket, local shops, restaurants and a post office all within walking distance of this property's' doorstep. Strathtay Road as a central artery of Letham has a very regular bus route to and from Perth City Centre for all further High Street shopping and the Broxden Roundabout allows quick links to major cities such as Dundee, Edinburgh & the Central Belt for the commuter.



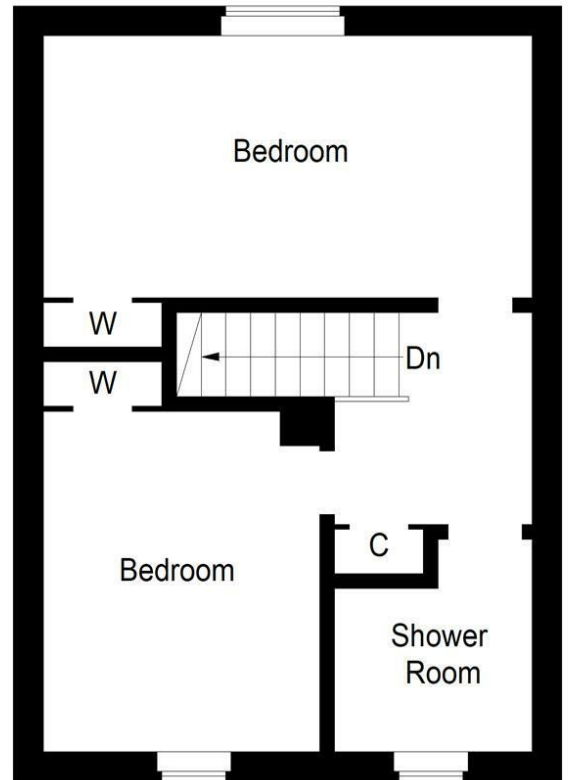


- Two Good Sized Bedrooms
- Gas Central Heating and Double Glazing
- Close To All Local Amenities
- Fully Enclosed Rear Garden
- Ample On Street Parking Available

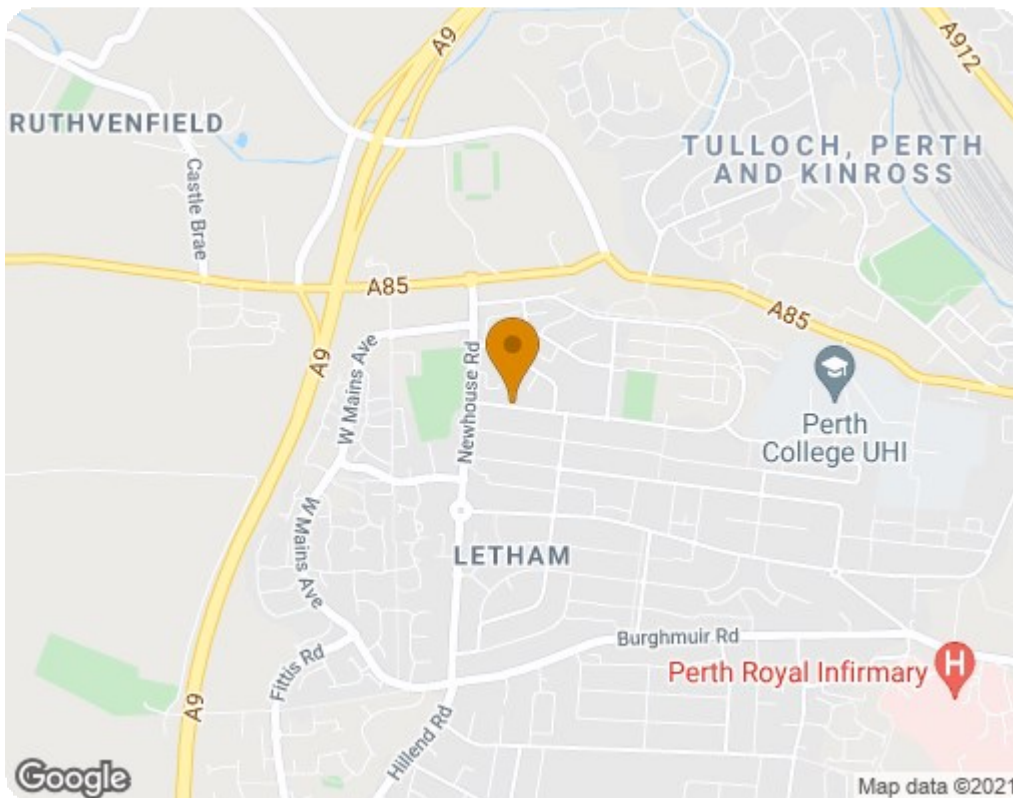




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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		
(81-91) B		
(69-80) C	80	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		