

Simple Approach



**2 Mcleish Place, Perth
Perthshire PH1 2UL**

Offers over £224,950

Simple Approach are delighted to welcome this well presented detached family home in Mcleish Place to the Perthshire market. Set in the heart of the ever-desirable area of Tulloch, this property is ideally placed to take advantage of nearby amenities without compromising the benefits of a family-friendly location. This superb property comes to the market in excellent condition throughout boasting modern comforts such as gas central heating, double glazing and a private driveway suitable for multiple cars. This property comprises a great sized private rear garden with ample space for outdoor seating, a modern fitted kitchen, generous dining room with beautiful sliding patio doors, and stylish, sizable lounge. Across the first floor there are three spacious bedrooms two of which have useful fitted storage space and a stylish family bathroom. This gorgeous property is the ideal purchase for any buyer looking for a spacious, well presented home over two floors in one of the more sought-after areas within Perth- which only viewing will confirm.

Lounge

13'1" x 11'0" (4.0 x 3.37)

Kitchen

Utility

3'10" x 4'3" (1.19 x 1.30)

Bathroom

7'11" 5'6" (2.43 1.69)

Bedroom

10'9" x 8'1" (3.30 x 2.47)

Ensuite

5'0" x 7'0" (1.54 x 2.14)

Bedroom

10'0" x 7'4" (3.07 x 2.25)

Bedroom

10'0" x 9'9" (3.07 x 2.98)

Location

This property could not be better situated, local to nearby amenities including all businesses and shops found in the Inveralmond Industrial Estate, as well as being a short drive away from a Tesco Supermarket on Crieff Road and Farmfoods set just seconds away.

Dining Room





- Three Sizeable Bedrooms
- Immaculate Detached Family Home
- Enclosed Private Rear Garden
- Garage & Private Driveway Suitable For Multiple Cars
- Generous Seperate Dining Room
- Close To All Local Amenities
- Family Shower Room
- Move In Condition Throughout

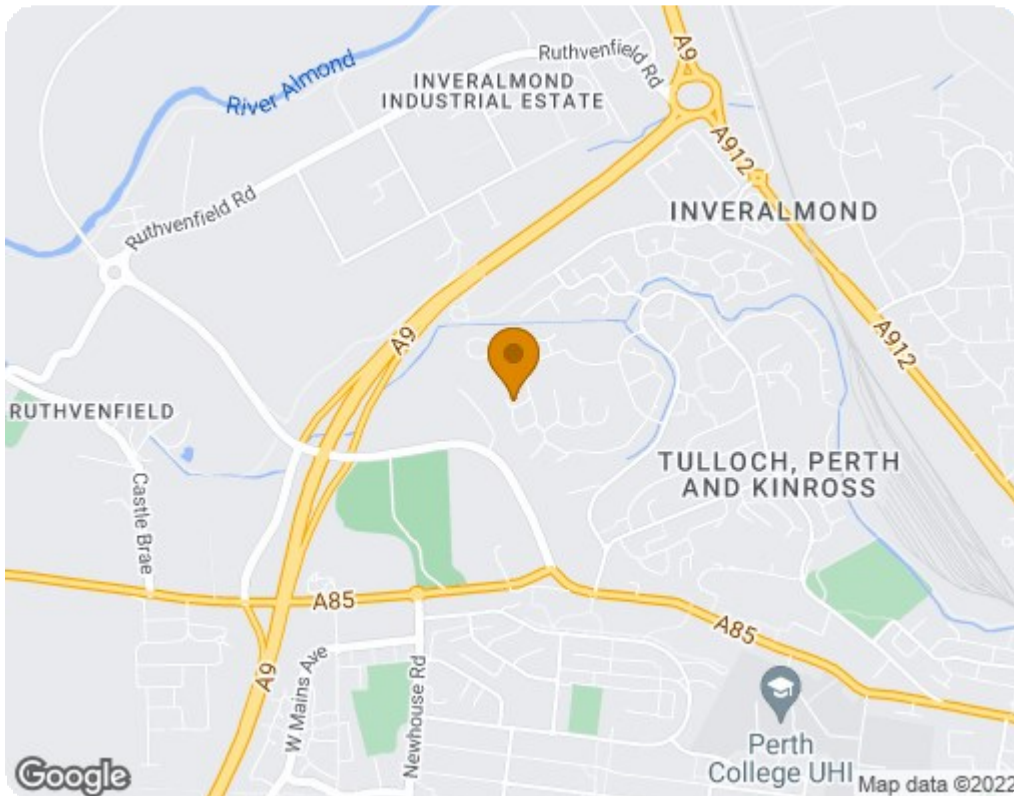




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		