

Simple Approach



**51 Frances Gordon Road, Perth  
Perthshire PH2 8EW**

**Offers over £268,000**

Simple Approach are delighted to welcome this immaculately presented detached two-story property on Frances Gordon Road to the residential market. Set in the heart of the almost brand-new Bellway development on the Edinburgh Road this pristine property is in beautiful condition throughout. This sizeable property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high quality fixtures and finishing's present throughout each generously-proportioned living space. Comprising; a bright and spacious living room with ample space for family dining, a stunning fully-fitted kitchen with integrated appliances, a ground floor WC, three good-sized double bedrooms one of which comes with a stylish master en-suite, This property offers contemporary style and luxury across two floors and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming family home set on a generous plot, boasting sought-after features such as a privately-owned driveway, and beautifully maintained grounds to the rear, which only viewing will confirm to the purchaser.

**Lounge/Dining Room**

15'8" x 22'9" (4.78 x 6.95)

**Entrance**

7'9" x 3'8" (2.37 x 1.12)

**Downstairs W.C**

7'6" x 2'11" (2.29 x 0.90)

**Kitchen**

12'4" x 10'4" (3.77 x 3.15)

**Bathroom**

7'1" x 6'3" (2.18 x 1.92)

**Bedroom 3**

11'5" x 8'3" (3.50 x 2.52)

**Bedroom 2**

12'4" x 8'5" (3.78 x 2.58)

**Master Bedroom**

12'7" x 11'6" (3.85 x 3.53)

**En-suite**

8'5" x 4'8" (2.58 x 1.43)

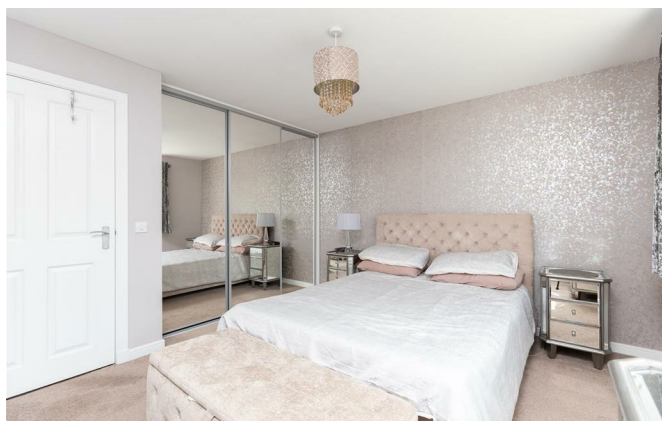
**Location**

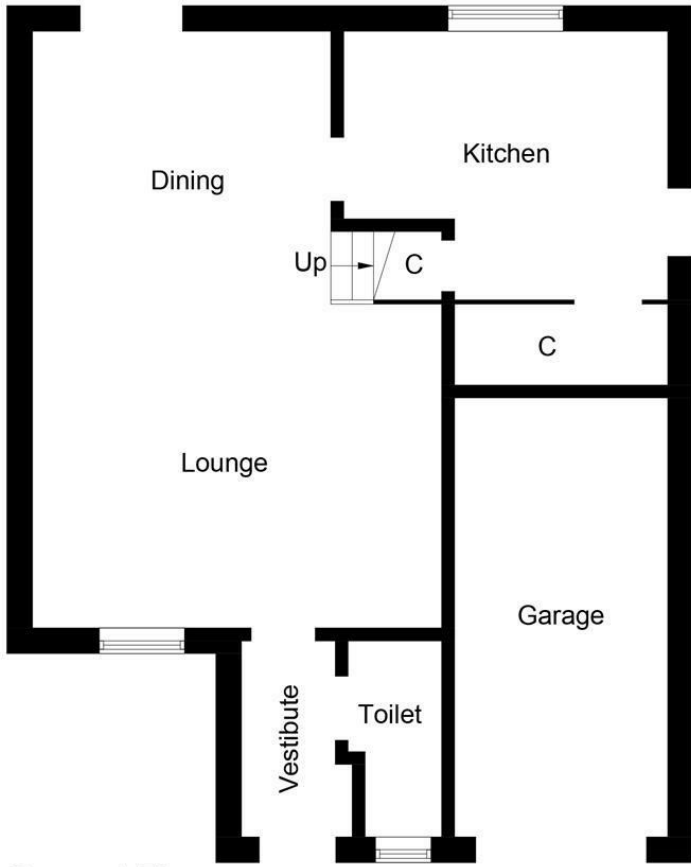
Frances Gordon Road is situated within the Bellway development at the top of the Edinburgh Road. This allows for some fantastic commuter links within a couple of minutes from the property, as well as a great location for transport into Perth city centre to enjoy all the amenities on offer.



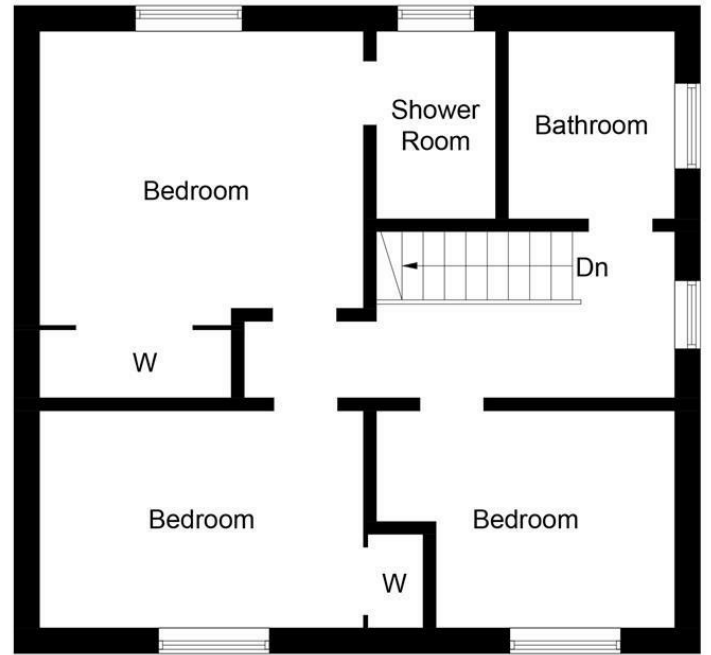


- Three Stylish Sizeable Bedrooms
- Fully Enclosed Low Maintenance Garden Grounds to Rear
- Modern Kitchen With Integrated Appliances
- Stunning Detached Family Home
- Gas Central Heating & UPVC Double Glazing
- In A Highly Sought After Location
- Large Private Driveway Suitable For Multiple Cars
- Close To All Local Amenities





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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>90</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</b>			
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