

Simple Approach



**11 Traquair Gardens, Perth  
Perthshire PH1 1SZ**

**Offers over £183,000**

Simple Approach are delighted to welcome this beautifully appointed semi-detached bungalow in the ever desirable Traquair Gardens development to the Perthshire market. This lovely property comes to the market in move-in condition throughout, comprising; a warm and welcoming front facing lounge, a fully fitted kitchen with access to the conservatory and rear garden, two double bedrooms with fitted wardrobes in the master and a stylish shower room with corner shower cubicle and white suite. Boasting sought-after features such as easily maintained garden grounds to the front and rear, gas central heating and UPVC double glazed windows this property lends itself to the mature buyer over the age of 55, seeking a peaceful lifestyle among like-minded neighbours in an idyllic Western Edge spot, where modern living across one accessible floor is on offer. Set away from the road with residential car parking and public transport both readily available to the front, this bungalow is well-placed for those seeking privacy and the peace and quiet without compromising the benefits of being within close proximity to local amenities including nearby shops, restaurants and aforementioned regular bus route to and from Perth City Centre.

**Entrance Hallway**

17'2" x 5'4" (5.24 x 1.64)

10'10" x 7'3" (3.31 x 2.23)

**Lounge**

9'9" x 19'1" (2.99 x 5.84)

**Kitchen**

11'6" x 7'5" (3.51 x 2.28)

**Bedroom**

7'11" x 11'5" (2.43 x 3.48)

**Bedroom**

9'6" x 10'9" (2.92 x 3.28)

**Bathroom**

6'5" x 6'5" (1.96 x 1.97)

**Conservatory**





- Over 55 Years Of Age Living
- Close To All Local Amenities
- Two Bedroom Bungalow
- Set On Local Bus Routes
- Highly Sought After Property
- Residential Parking



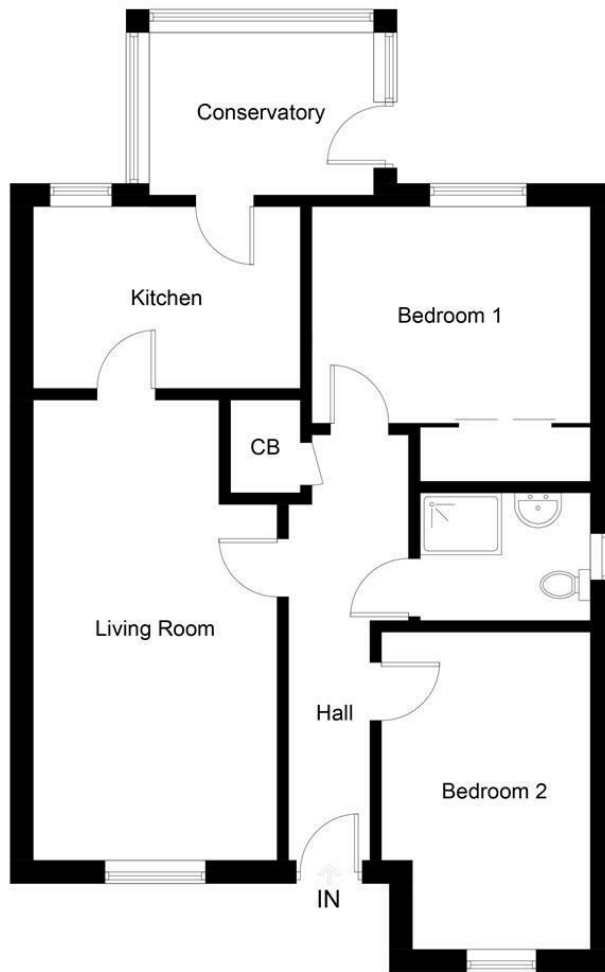
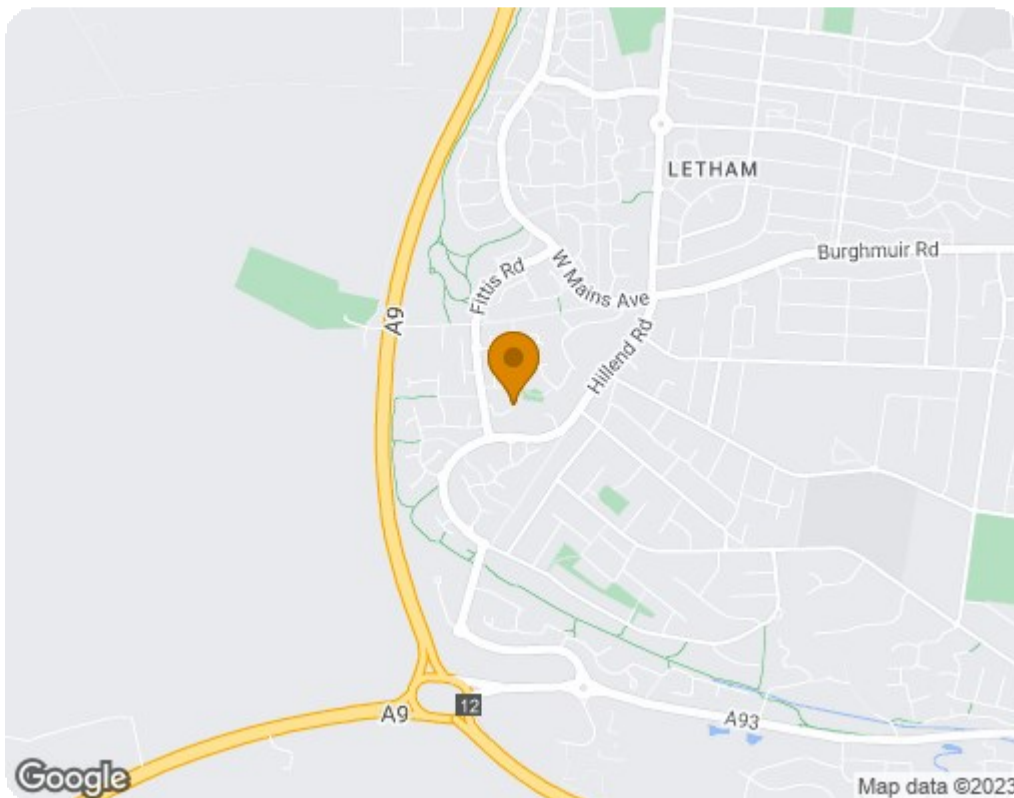


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID929745)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		
Scotland 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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		