

Simple Approach



6 Cedar Place, Perth  
PH1 1RL

Offers over £208,000

Simple Approach are pleased to welcome this exceptional opportunity to purchase this beautifully presented, detached bungalow located in a highly sought-after residential location. Cedar Place is ideally placed to take advantage of a wide variety of amenities found just a short distance away. This impressive bungalow offers comfortable accommodation throughout, comprising; a bright and spacious lounge with ample space for dining, a stylish fitted kitchen, three bedrooms and a family bathroom with shower over bath facility. Cedar Place further benefits from modern comforts such as gas central heating, double glazing, a large private driveway and garage, along with a fully enclosed rear garden. This property lends itself to a wide range of buyers, including first time buyers, mature couple or any growing family looking for a well located home in excellent condition throughout which only viewing will confirm to the purchaser. Viewing is essential to fully appreciate the extend and quality of home on offer here at Cedar Place.

**Lounge**  
10'3" x 13'1" (3.13 x 4.01)

11'3" x 4'6" (3.43 x 1.39)

**Kitchen**  
6'8" x 10'5" (2.05 x 3.18)

**Bedroom**  
13'6" x 7'9" (4.13 x 2.38)

**Bedroom**  
6'11" x 11'5" (2.11 x 3.48)

**Bedroom**  
9'10" x 5'2" (3.01 x 1.59)

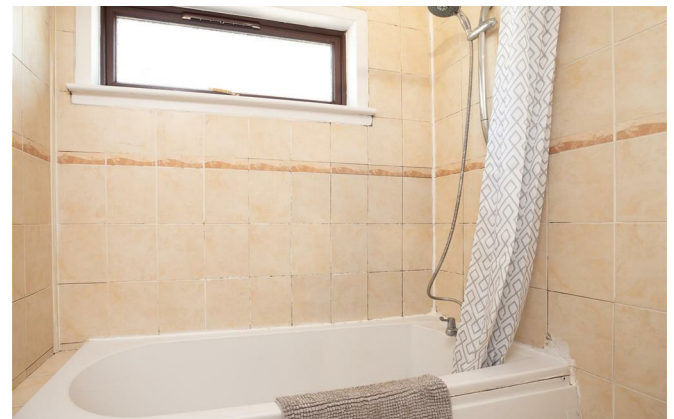
**Bathroom**  
6'3" x 5'7" (1.92 x 1.71)

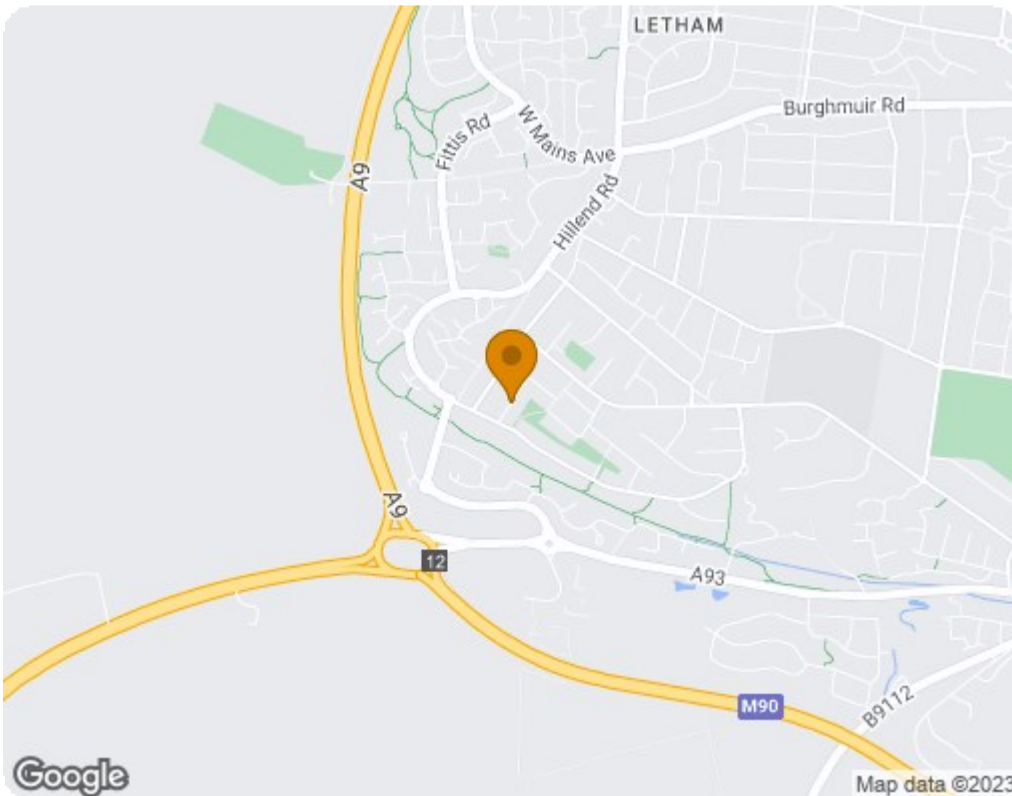
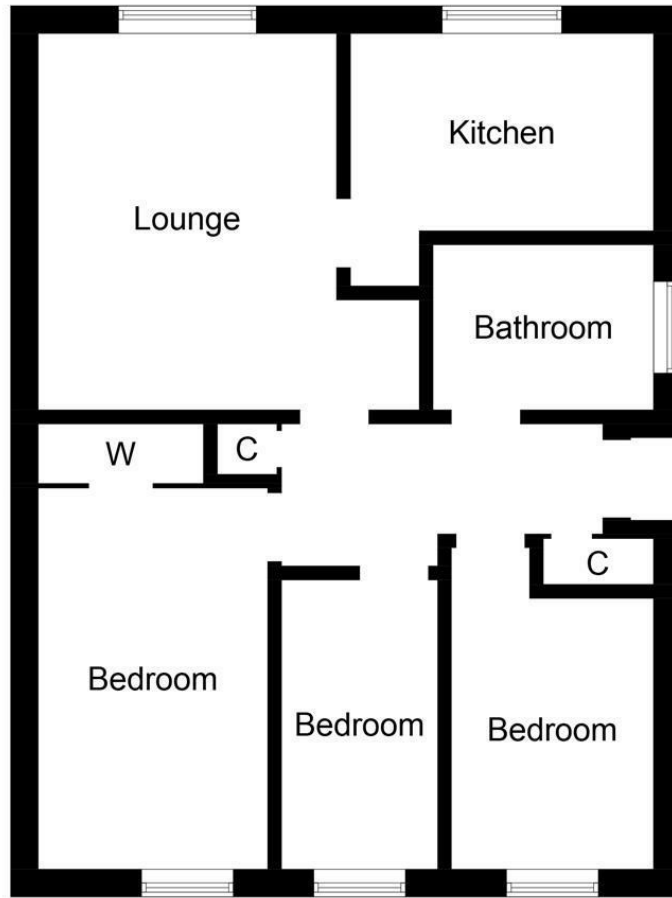
**Entrance Hallway**





- Detached Bungalow
- Chic Fully Fitted Kitchen
- Gas Central Heating & Double Glazing
- Three Bedrooms
- Bright & Spacious Lounge
- Highly Desirable Location
- Stylish Interior Throughout
- Private Driveway & Garage





| Energy Efficiency Rating  |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| <i>Very energy efficient - lower running costs</i>                    |           |                         |
| (92 plus) <b>A</b>  |           | <b>87</b>               |
| (81-91) <b>B</b>  |           |                         |
| (69-80) <b>C</b>  | <b>68</b> |                         |
| (55-68) <b>D</b>  |           |                         |
| (39-54) <b>E</b>  |           |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| <i>Not energy efficient - higher running costs</i>                    |           |                         |
| <b>Scotland</b>   |           | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                        |           |                         |
|   | Current   | Potential               |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |           |                         |
| (92 plus) <b>A</b>  |           | <b>87</b>               |
| (81-91) <b>B</b>  |           |                         |
| (69-80) <b>C</b>  | <b>66</b> |                         |
| (55-68) <b>D</b>  |           |                         |
| (39-54) <b>E</b>  |           |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |           |                         |
| <b>Scotland</b>   |           | EU Directive 2002/91/EC |