

Simple Approach



**68 Woodside Crescent, Perth  
PH2 0EP**

**Offers over £198,000**

This is a fantastic opportunity to purchase as well presented mid terraced house situated within a highly desirable Perthshire location. This lovely home is ideally placed to take advantage of all local amenities along with being just a short drive away from Perth City Centre. This ideal family home offers comfortable and spacious accommodation set across two floors, comprising of a bright lounge, sizable kitchen, a family bathroom and three generous bedrooms with a master ensuite. Practical attributes include double glazing and gas fired central heating. Externally the property enjoys a large private driveway and an impressive well maintained rear garden. This property is the ideal purchase for any growing family, first time buyer or mature couple looking for a well located home in good move in condition throughout. Viewing is essential to appreciate the overall size and excellent location on offer here at Woodside Crescent.

**Lounge**

13'10" x 13'0" (4.24 x 3.98)

**Entrance Hallway**

14'7" x 6'4" (4.45 x 1.94)

**Kitchen**

8'11" x 13'9" (2.74 x 4.20)

**Bathroom**

7'7" x 6'3" (2.33 x 1.93)

**Bedroom**

13'10" x 9'11" (4.22 x 3.03)

**Bedroom**

12'4" x 9'3" (3.76 x 2.82)

**Bedroom**

9'0" x 11'1" (2.75 x 3.39)

**Ensuite**

7'1" x 2'10" (2.17 x 0.88)

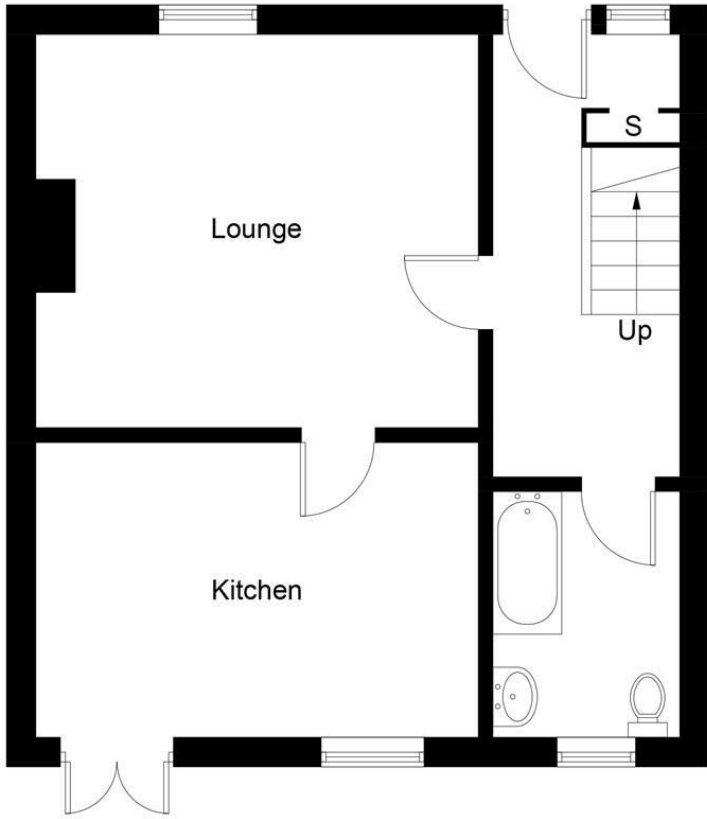




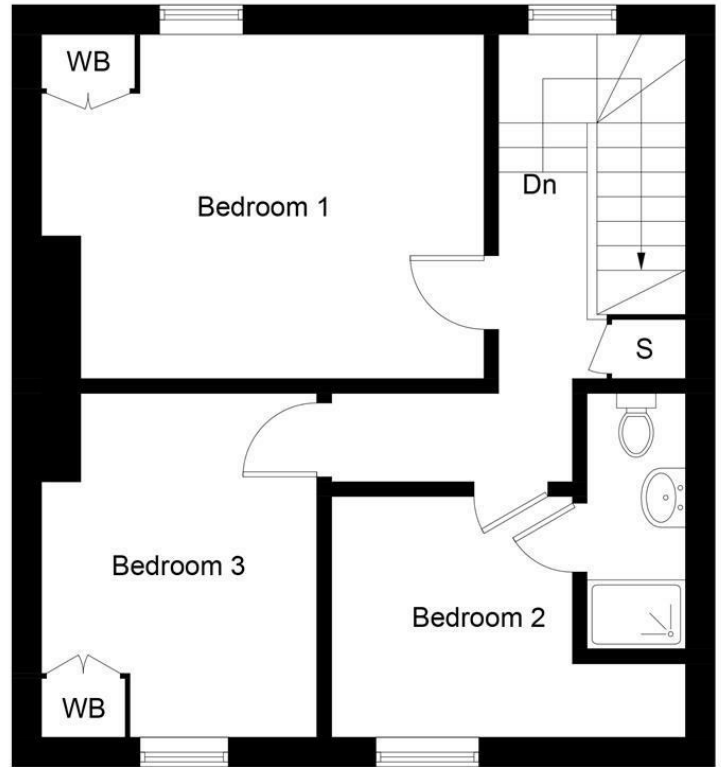


- Well Presented Mid Terraced House
- Three Generous Bedrooms With Master Ensuite
- Bright & Spacious Lounge
- Sizable Kitchen
- Impressive Private Rear Garden
- Large Driveway
- Gas Central Heating & Double Glazing
- Desirable Location



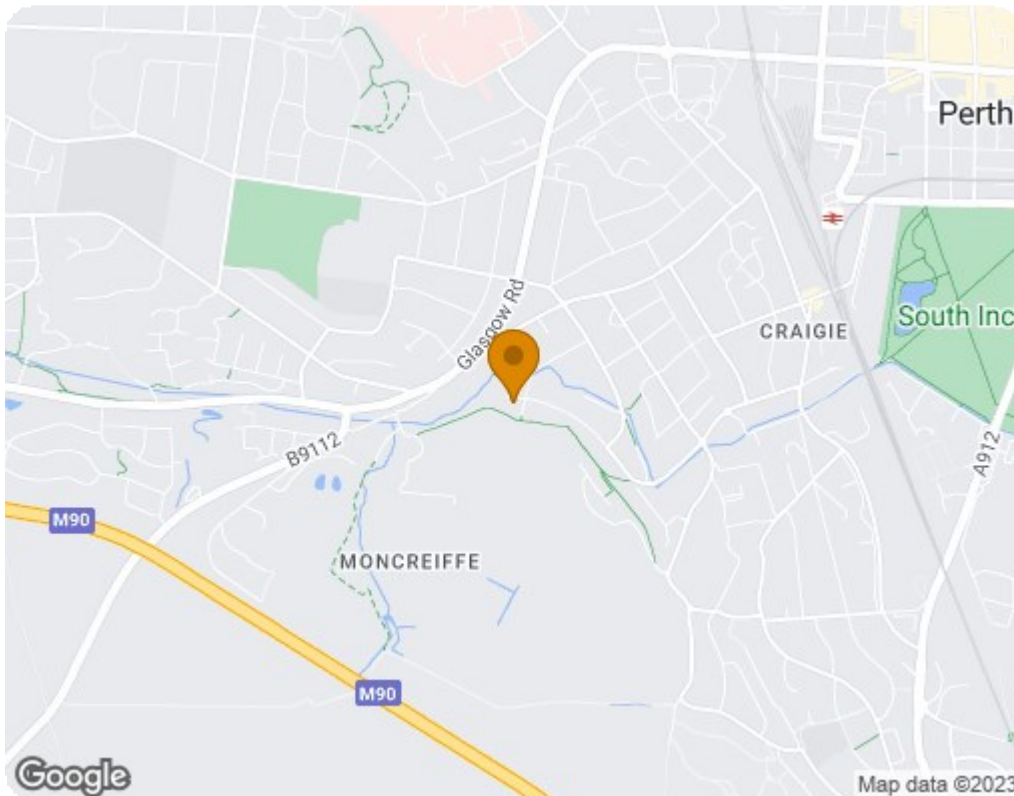


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID973439)



| 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                     |           |           |
| 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>67</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 |           |           |
| EU Directive 2002/91/EC   |           |           |