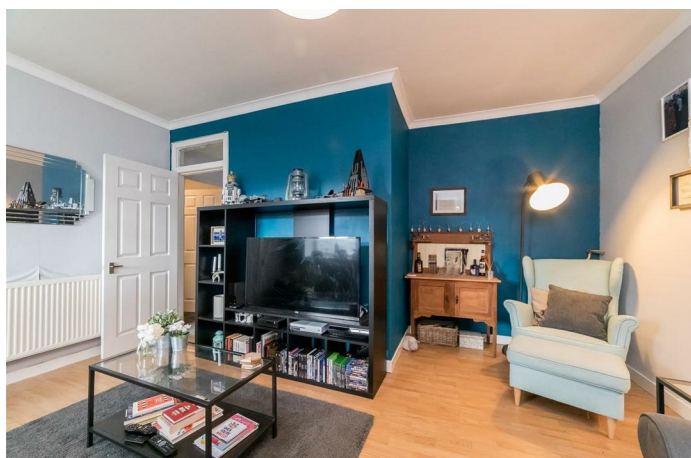


Simple Approach



**17B Earl's Dykes, Perth
Perthshire PH2 8HG**

Offers over £99,950

Simple Approach are delighted to welcome this two bedroom home on Earl's Dykes to the residential market. Set on the outskirts of Perth City Centre this property could not be better located for its quick access to all amenities found on the High Street as well as to Perth Bus & Train Station both just minutes away for the commuter. Comprising a spacious lounge, a modern kitchen with access to the rear garden, two spacious double bedrooms and a stylish white bathroom with shower over the bath facility. This property is an ideal purchase for any first time buyer, buy to let investor or young family looking for a well-located home in move-in condition throughout. Viewing is absolutely essential in order to appreciate the locality and the size of home on offer, as well as the convenient, central location.

Kitchen

8'2" x 13'10" (2.50 x 4.24)

Lounge

15'5" x 13'5" (4.71 x 4.10)

Bathroom

5'3" x 8'0" (1.61 x 2.44)

Bedroom 2

9'9" x 10'7" (2.99 x 3.24)

Bedroom 1

11'4" x 10'8" (3.46 x 3.26)

External

Externally there is on street parking on Earl's Dykes and

there is a charming garden area which has been Astroturfed ideal for enjoying the summer sun with a beverage in the evening.

Location

This property could not be better located for its close proximity to Perth City Centre and all amenities found on the High Street just minutes away. For the commuter, Perth Train & Bus Station are both just a short walk away from this property's doorstep and offers quick links into Dundee, Perth, Edinburgh & Glasgow. Nearby shops, offices, a doctors surgery, a library and a wide range of buyers are all seconds away from Earls Dykes, which only viewing will confirm.

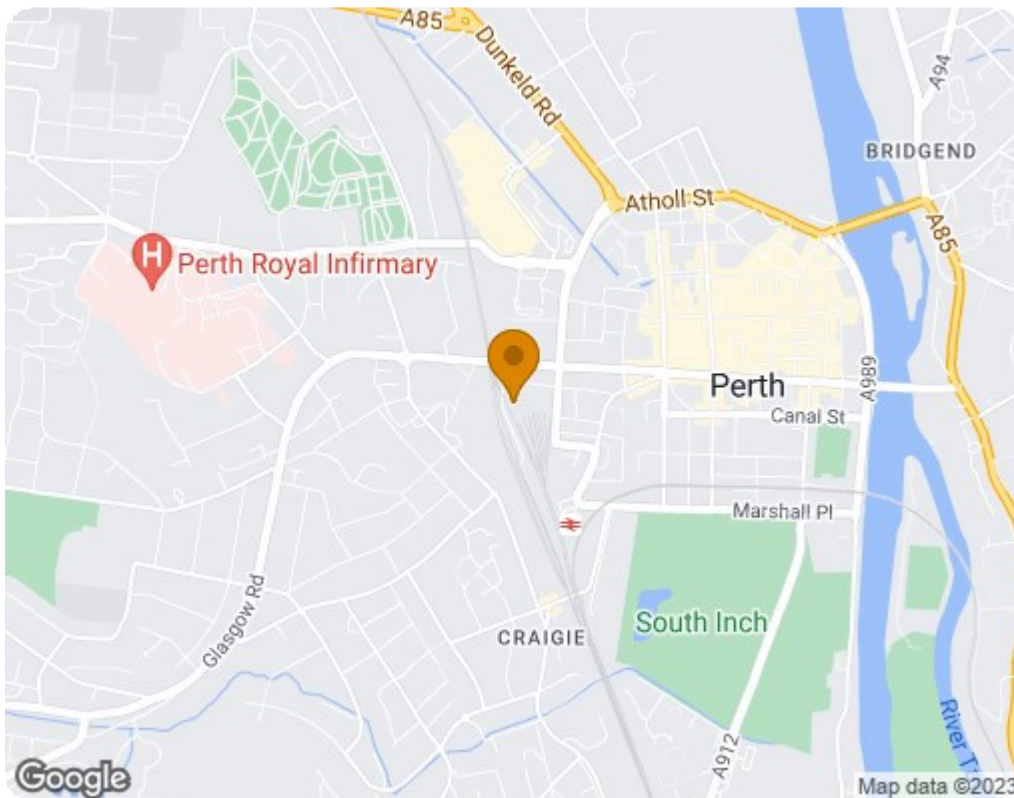
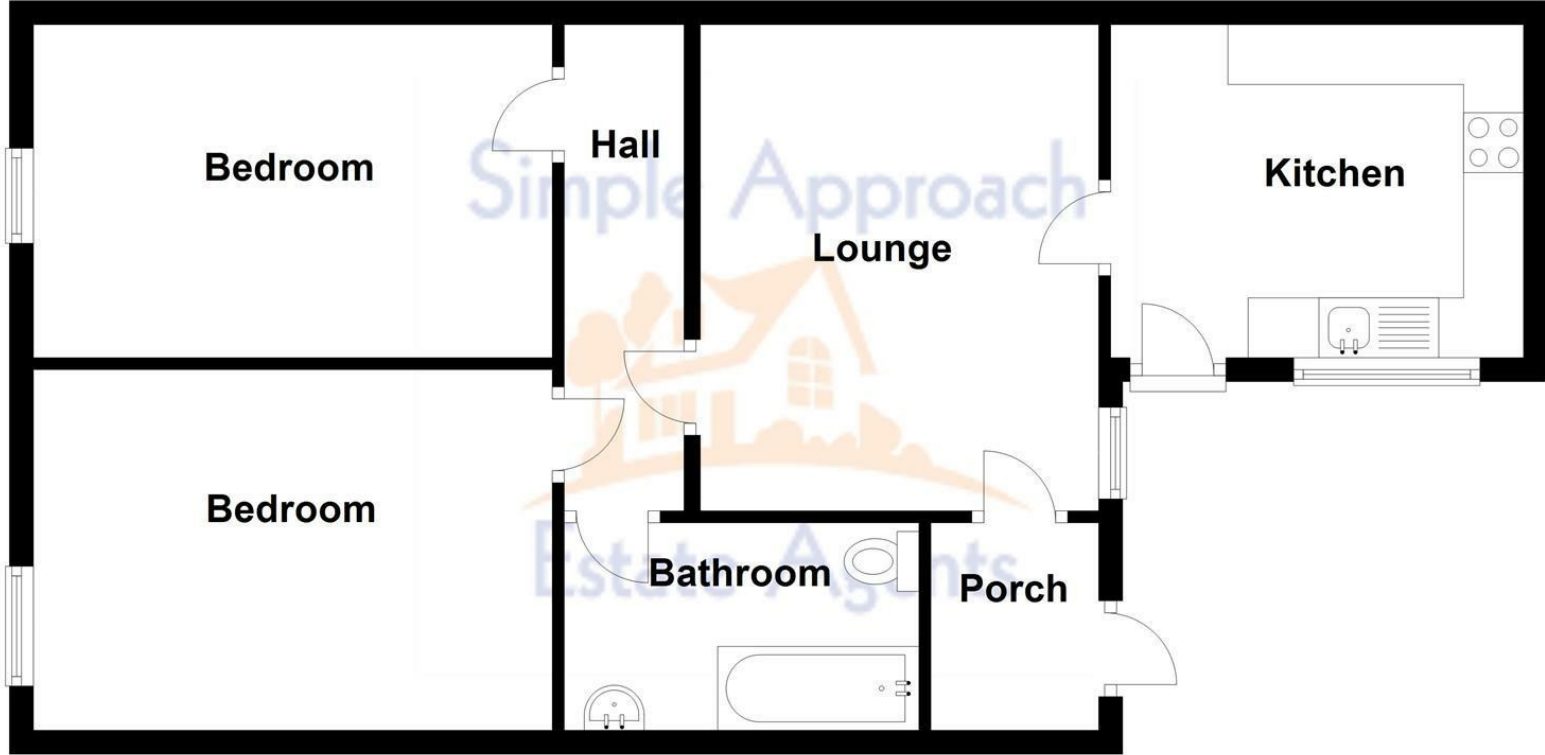




- Immaculately Presented
- City Centre Location
- Gas Central Heating & Double Glazing
- Private Garden
- On Street Parking
- Ample Local Amenities



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC