

Simple Approach



**38 Strathtay Road, Perth  
Perthshire PH1 2LX**

**Offers over £116,000**



CLOSING DATE SET 3/7/2020 at 12 NOON

Simple Approach are delighted to welcome this beautifully presented mid-terraced house on Strathtay Road to the residential market. Set within the heart of the ever popular area of Letham, this lovely home is on a regular bus route to Perth City Centre and is just minutes away from local shops, Primary Schools and the Broxden roundabout for quick access to routes into Glasgow, Edinburgh & the Central Belt. Boasting sought-after features such as gas central heating, double glazing and good sized gardens to the front and rear of the property, this family home is the perfect purchase for any buyer looking for a conveniently located property in move-in condition throughout. Comprising a bright and spacious lounge, a modern fitted kitchen with ample space for dining, two double bedrooms with fitted wardrobes and a stylish bathroom with shower facility over the bath, providing all the living space needed by any small family over two floors. Viewing is highly recommended to appreciate the overall package on offer, with particular note to the excellent location and tasteful decoration.

**Lounge**

11'5" x 16'3" (3.49 x 4.96)

**Kitchen**

12'3" x 10'5" (3.74 x 3.18)

**Bedroom 1**

8'7" x 16'2" (2.63 x 4.94)

**Bedroom 2**

11'5" x 9'6" (3.50 x 2.90)

**Bathroom**

7'3" x 6'5" (2.22 x 1.96)

**External**

Externally this property benefits from very well maintained gardens to the front and rear, with the front providing beautiful kerb appeal and a lovely welcome from the outset. The garden to the rear is mostly laid to lawn and

is fully enclosed to allow the safe play of children, where the front garden boasts the perfect space for entertaining in the sunshine.

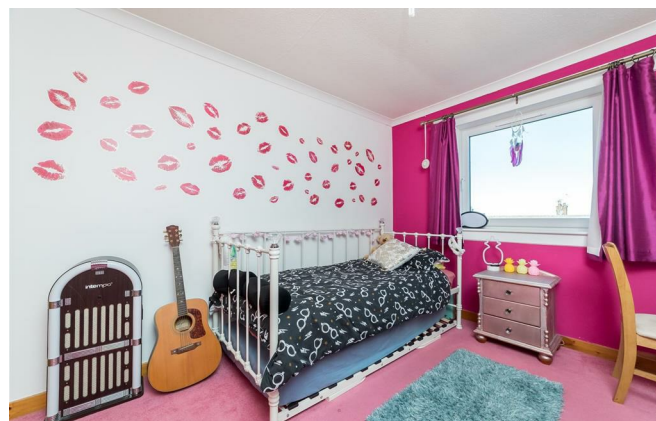
**Location**

The area of Letham is sought-after for its family-friendly situation nearby to two reputable Primary Schools, as well as other essential amenities such as a large Tesco Supermarket, local shops, restaurants and a post office all within walking distance of this property's' doorstep. Strathtay Road as a central artery of Letham has a very regular bus route to and from Perth City Centre for all further High Street shopping and the Broxden Roundabout allows quick links to major cities such as Dundee, Edinburgh & the Central Belt for the commuter.



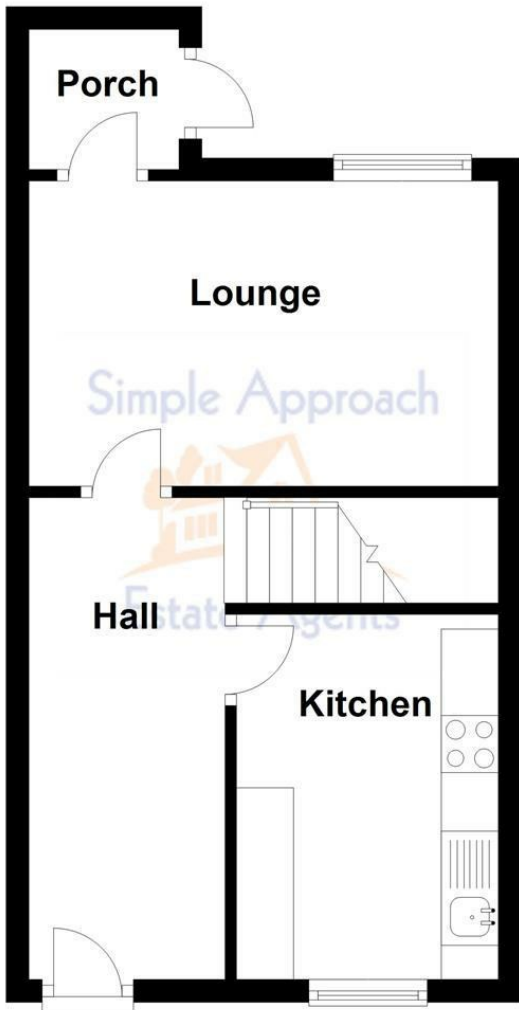


- Beautifully Presented Mid-Terraced House
- Gas Central Heating & Double Glazing
- CLOSING DATE SET 3/7/2020 at 12 NOON
- Two Double Bedrooms
- Ample Parking Available
- Enclosed Front & Rear Gardens
- Sought-After Residential Location

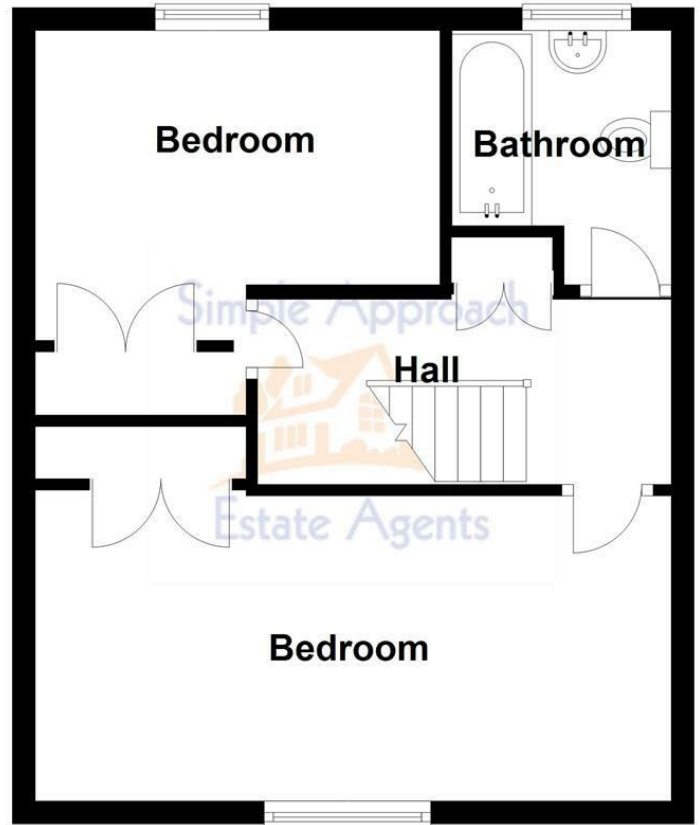




### Ground Floor



### 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>		
(69-80) <b>C</b>	<b>74</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>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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