

Simple Approach



38 Woodside Crescent, Perth
Perthshire PH2 0EW

Offers over £179,950

Simple Approach are delighted to welcome this bright and generously proportioned semi-detached family home on Woodside Crescent to the residential market. Set in the heart of the ever desirable area of Craige within a peaceful cul-de-sac away from the busy road this property is ideally placed to take advantage of nearby amenities without compromising the benefits of a family-friendly location with an open, stunning outlook towards the rear. This superb property comes to the market in good condition, having been decorated in modern and neutral tones throughout, comprising; a warm and welcoming lounge, through to a country style family kitchen with some integrated appliances and a double bedroom with a fitted wardrobe all set across the ground floor. On the upper floor there are two further good-sized double bedrooms both with built in wardrobes and a family bathroom with mains shower over bath facility, offering all the space needed by any growing family. Boasting home comforts such as gas central heating and double glazing and sought-after features such as a sizeable driveway, the back garden to the south west facing means in this is a superb and private lawn area and beautiful decking perfect for enjoying outdoor living.

Living Room
17'5" x 10'6" (5.32 x 3.2)

Downstairs Bedroom
12'7" x 9'7" (3.84 x 2.81)

This gorgeous property is the ideal purchase for any buyer looking for a spacious, well presented home over two floors in one of the more sought-after areas within Perth- which only viewing will confirm.

Location

Craige is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. For the commuter, Perth Bus & Train Stations are both just fifteen minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.

Kitchen
8'0" x 12'7" (2.46 x 3.86)

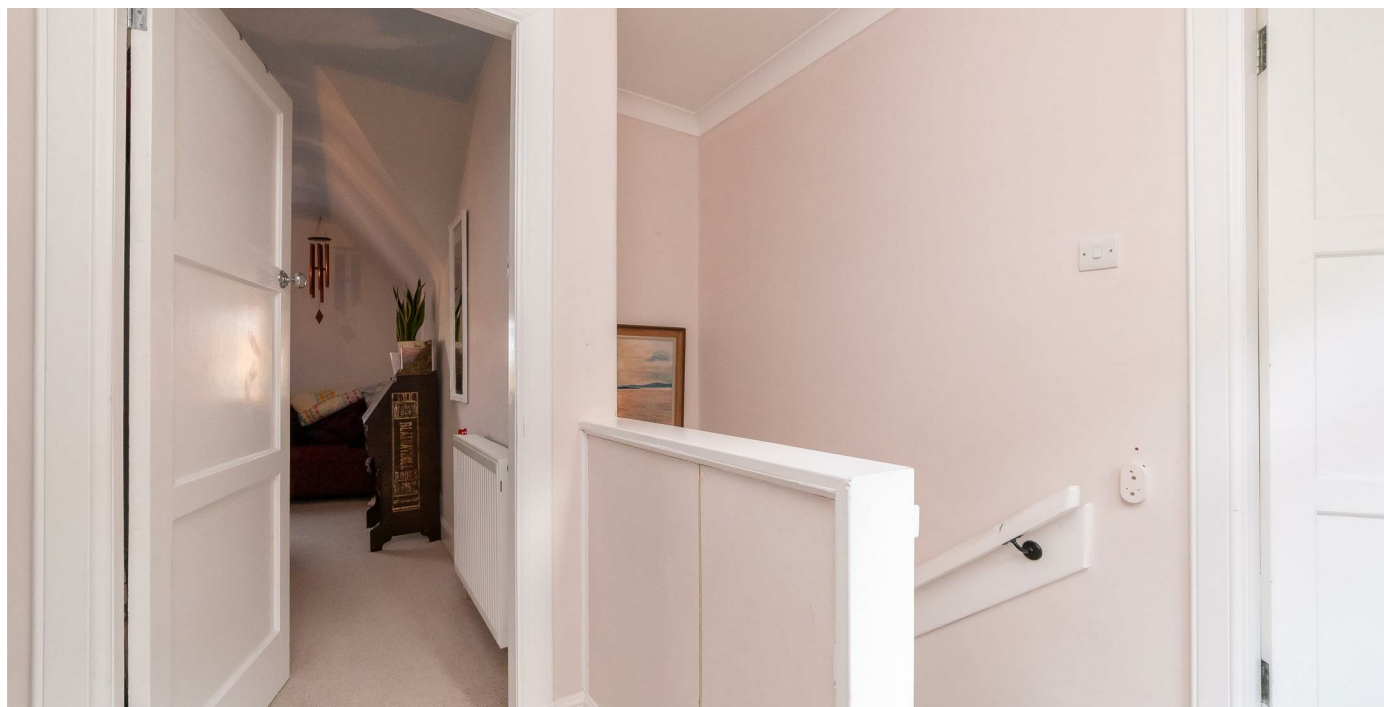
Bathroom
6'5" x 6'0" (1.98 x 1.83)

Bedroom
14'6" x 10'11" (4.43 x 3.35)

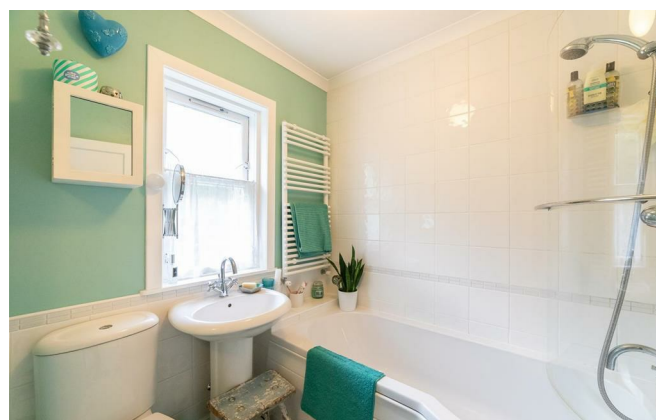
Bedroom
13'5" x 11'7" (4.09 x 3.54)

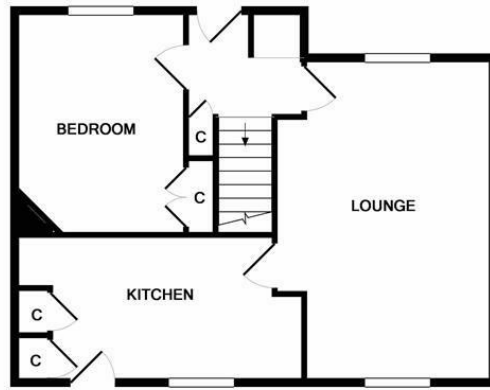
External
The property benefits from having its own driveway giving



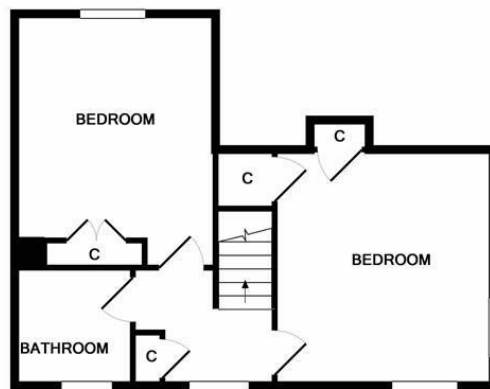


- Semi Detached Property
- Gas Central Heating & Double Glazing
- 3 Bedrooms
- Beautiful Family Home
- Driveway to Front
- Desirable Area





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		