

Simple Approach



**32 Queen Street, Perth
Perthshire PH2 0EH**

Offers over £225,000

Simple Approach are delighted to welcome this ideally located semi-detached house on Queen Street to the residential market. Set in the heart of the ever desirable area of Craigie in Perth this lovely property is set across three floors and although would benefit from modernisation, is set to be an excellent family home. Enjoying a sizeable plot with garden grounds extending way down towards the Windsor Terrace burn, providing fantastic opportunity to perhaps extend or simply a large garden to be enjoyed in the warmer months.

SIMPLE APPROACH ARE CURRENTLY UNABLE TO OFFER INTERNAL ACCOMPANIED VIEWINGS TO OUR PROPERTIES BUT REMAIN ON HAND TO RECEIVE YOUR CALLS AND EMAILS. GET IN TOUCH TO ADD YOUR NAME TO THE VIEWERS LIST FOR THIS PROPERTY WHEN "LOCKDOWN" RESTRICTIONS ARE LIFTED.

14'1" x 15'6" (4.30m x 4.74m)

Kitchen

14'8" x 7'6" (4.49m x 2.31m)

Dining Room

8'11" x 15'5" (2.74m x 4.70m)

Bedroom 1

11'11" x 15'8" (3.64m x 4.78m)

Bedroom 2

8'11" x 15'8" (2.73m x 4.80m)

Bathroom

7'8" x 8'3" (2.35m x 2.54m)

Bedroom 3 (Upper Floor)

8'3" x 15'7" (2.53m x 4.75m)

Bedroom 4 (Upper Floor)

11'1" x 8'8" (3.39m x 2.65m)

External

Externally this property offers a lovely garden to the rear that has been cared for by the current owner to a good standard. The gardens are mostly laid to lawn with established shrubbery, tree and plants creating the perfect family garden for children to play or to entertain in the sunshine.

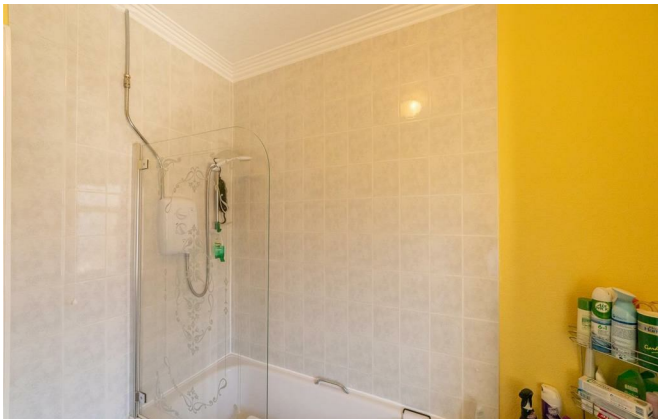
Location

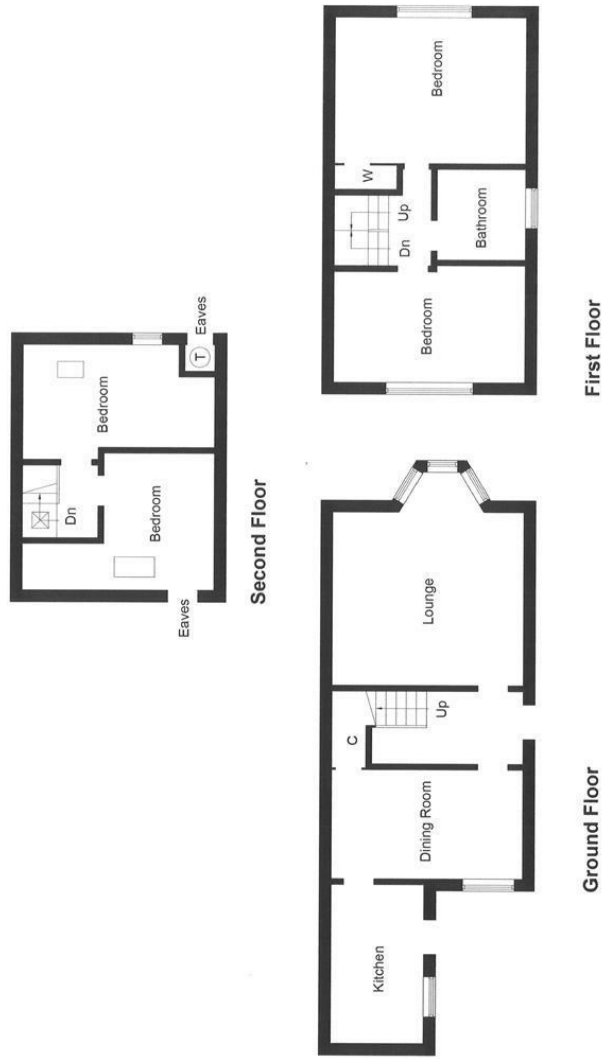
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow. The property also benefits from being a short walk from the Cherrybank Inn, with local dog walks around Buckie Braes and a regular bus route into town just minutes away.





- Lovely Semi-Detached Period Home
- Extensive Garden Grounds
- Three Double Bedrooms & Fourth Large Single
- Gas Central Heating & Double Glazing
- Set Across Three Floors
- Sought-After Residential Location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		