

Simple Approach



49 Craigie View, Perth  
Perthshire PH2 0DP

Offers over £194,950

Simple Approach are excited to welcome this beautifully appointed and tastefully decorated two bedroom detached bungalow in the desirable area of Craigie to the Perthshire market. Set in the heart of a modern cul-de-sac development in the area this well presented home offers any growing family or mature buyer ample living space across one accessible floor, comprising; a bright and welcoming lounge with ample space for dining, a modern fitted kitchen with integrated oven and hob, two double bedrooms and an elegant bathroom. Boasting sought-after features such as gas central heating, double glazing, driveway and integrated garage as well as well-maintained gardens to the front and rear this property lends itself to a wide range of buyers and would be perfectly suited to any purchaser seeking a well-located home in move-in condition throughout.

**Lounge/ Dining**

19'0" x 20'9" (5.81m x 6.34m)

**Kitchen**

7'5" x 9'11" (2.27m x 3.03m)

**Bedroom 1**

9'10" x 12'2" (3.02m x 3.71m)

**Bedroom 2**

8'11" x 7'6" (2.74m x 2.31m)

**Bathroom**

5'10" x 6'1" (1.80m x 1.86m)

**Garage**

17'6" x 8'5" (5.34m x 2.58m)

**External**

Externally this property enjoys a good-sized plot with a beautifully maintained garden to the front and rear. There is a private driveway leading to an integrated single garage offering ample off-street parking for a few cars comfortably.

**Location**

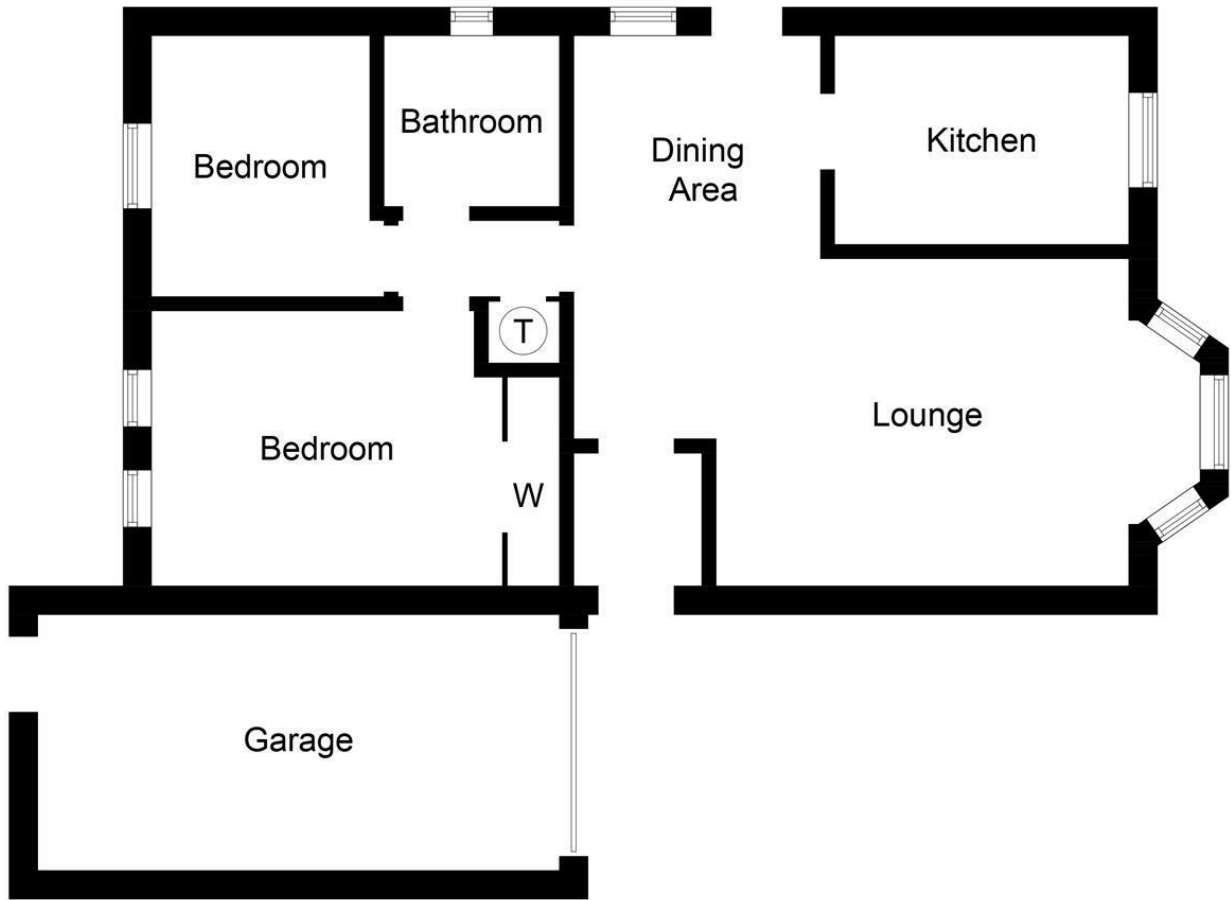
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. For the commuter, Perth Bus & Train Stations are both just 10 minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.





- Beautifully Presented Detached Bungalow
- Private Driveway & Integrated Garage
- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- Idyllic Cul-de-Sac Location
- Well Maintained Garden to Front & Rear





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>67</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		
<b>Scotland</b>	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>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
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