

Simple Approach



Estate Agents



**Clifton Main Street, Perth**  
**Perthshire PH1 4AA**

**Offers over £149,000**

Simple Approach are delighted to welcome this gorgeous country style property on the Main Street of Bankfoot to the Perthshire market. Set in the heart of this idyllic Village just a few miles North of the City of Perth this property is ideally placed to enjoy all of the benefits of a semi-rural location without falling off the beaten track, with nearby amenities including a shop, hairdressers, pubs, family restaurants and reputable primary school all a very short distance away. This property is a unique family home, with a very charming character across two floors with stunning open fireplaces in the bedrooms and a wood burning stove providing the warmest welcome to the lounge. This property is the ideal purchase for those seeking a move-in condition property in a sought-after countryside location, boasting features such as a new spacious entrance porch, large and privately-owned family garden with workshop which is 12ft x 20ft to the rear, wet electric central heating and double glazing. This property absolutely must be viewed to appreciate the overall package on offer, with particular note to the excellent location and the lovely period charm.

**Entrance Porch**

5'3" x 10'1" (1.61m x 3.09m)

**Lounge**

13'8" x 11'5" (4.18m x 3.48m)

**Kitchen**

11'5" x 6'11" (3.49m x 2.13m)

**Bedroom 1**

13'4" x 10'2" (4.07m x 3.10m)

**Bedroom 2**

9'6" x 9'6" (2.92m x 2.90m)

**Bathroom**

10'2" x 4'5" (3.11m x 1.35m)

**Outbuilding**

8'2" x 8'0" (2.50m x 2.44m)

**External**

To the rear there is a fully enclosed garden with a fairly private outlook towards woodland at the back. The garden boasts a maintained lawn with mature trees, herb, fruit and vegetable plots, a greenhouse and drying green. A true suntrap which offers the perfect spot to entertain in the sunshine with the addition of a large outbuilding with toilet and sink, ideal for external storage where needed. There is a large workshop fully fitted with electricity, internet and wood burning stove.

**Location**

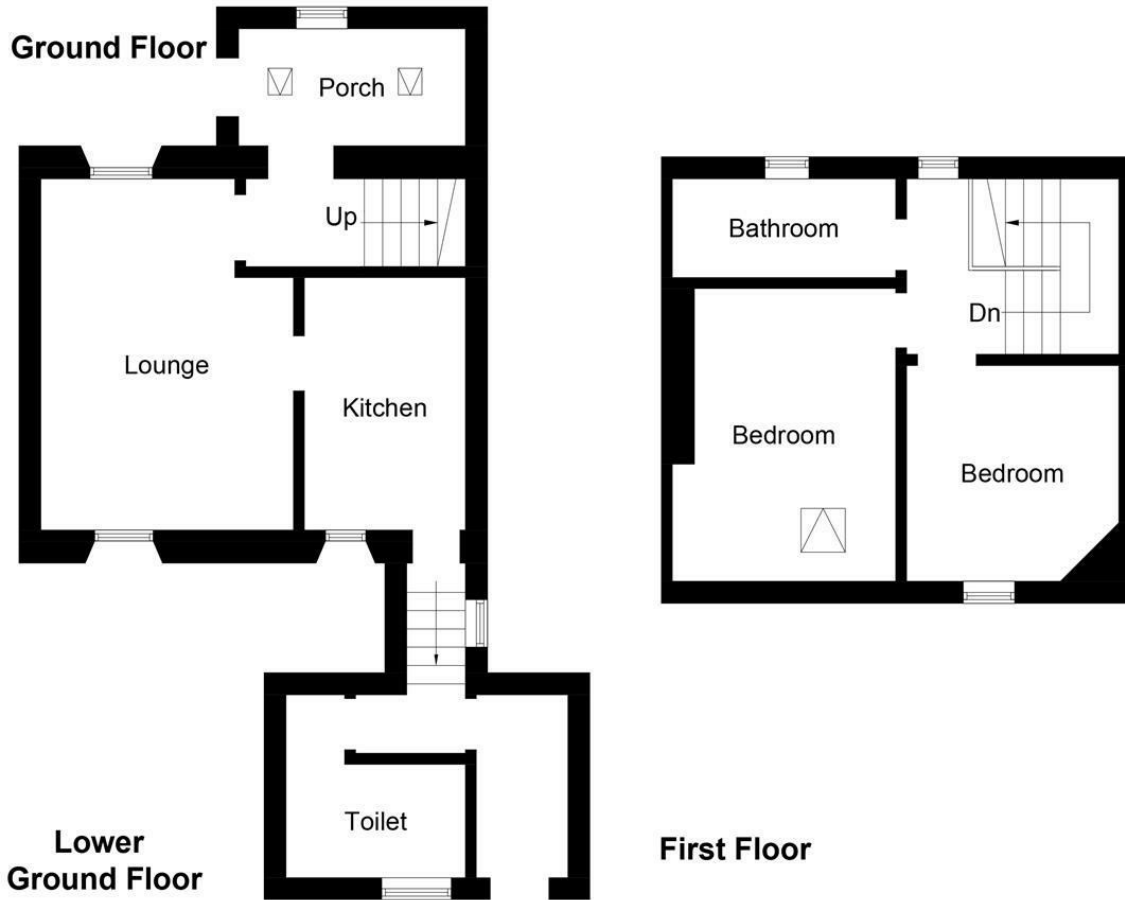
This property is well located to enjoy some of the best commuter links in Scotland. Within minutes the commuter will find themselves placed on the A9 making way to Inverness or the Inveralmond roundabout where all routes to Scotland's major cities can be found. Within the beautiful village of Bankfoot all expected local amenities can be found including a local Primary School, Restaurant, Pub and Shop. Bus routes are available to Perth City Centre and daily allocated buses are available to Perth's Bertha Park School which provides secondary fully digitised education.





- Well Presented Semi-Detached House
- Sought-After Village Location
- 12ft x 20ft Workshop Included
- Two Double Bedrooms with Feature Fireplaces
- Spacious Lounge with Wood Burning Fire
- Large Private Garden to Rear with workshop with Internet and Power
- Electric Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		<b>64</b>
	<b>24</b>	
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
		<b>70</b>
	<b>37</b>	
EU Directive 2002/91/EC		