

Simple Approach



**32 Lingay Court, Perth  
Perthshire PH1 3DE**

**Offers over £139,950**

\*\*\*\*\* CLOSING DATE SET TUESDAY 28TH JANUARY 12 NOON\*\*\*\*\*

Simple Approach are pleased to bring to the market this stunning three bedroom mid-terraced house in the highly desirable area of North Muirton to the residential market. Comprising very tastefully decorated and stylish accommodation across two floors, this property boasts a modern and spacious lounge with access via a large patio door to the beautifully maintained rear garden with a large decking area to enjoy on those amazing summer nights, a stylish family kitchen, two double bedrooms, a third large single all with integrated wardrobes and a contemporary family bathroom with shower over bath facility. Boasting sought-after features such as ample on street parking, gas central heating and double glazing as well as being perfectly placed for amenities, this property is the perfect purchase for any first time buyer or growing family looking for a move-in condition home, situated to benefit from being within minutes of nearby shops, a local primary school and all businesses found in the Inveralmond Industrial Estate.

**Lounge**

11'7" x 17'11" (3.55 x 5.47)

**Kitchen**

11'10" x 11'8" (3.61 x 3.58)

**Master Bedroom**

12'0" x 9'5" (3.68 x 2.88)

**Bedroom 2**

12'0" x 9'5" (3.68 x 2.88)

**Bedroom 3**

11'7" x 10'2" (3.54 x 3.10)

**Family Bathroom**

7'6" x 5'4" (2.31 x 1.65)

**External**

This property boasts a well-manicured rear garden which has been largely laid to decking with a good-sized lawn area making this very easy to maintain and is also enclosed by fencing for safety and privacy, ideal for entertaining and relaxing with any pets and children in the summer days in a safe environment. The outdoor wooden jack and jill seats have been included in the sale, as well as the detached garden shed.

**Location**

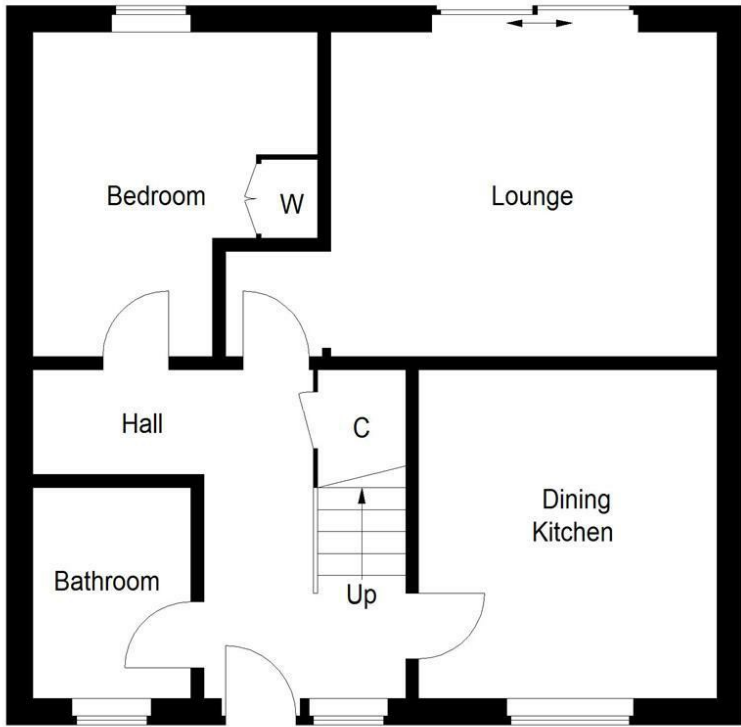
This property could not be better situated for its locality to nearby amenities such as a shop, a reputable primary school, The Grammar School and St. Johns to name just a few. There are regular bus routes nearby for quick access to and from Perth City Centre and the Inveralmond Roundabout is just a few minutes drive away for quick routes into Inverness, Edinburgh, Dundee and the Central Belt, ideal for the commuter.



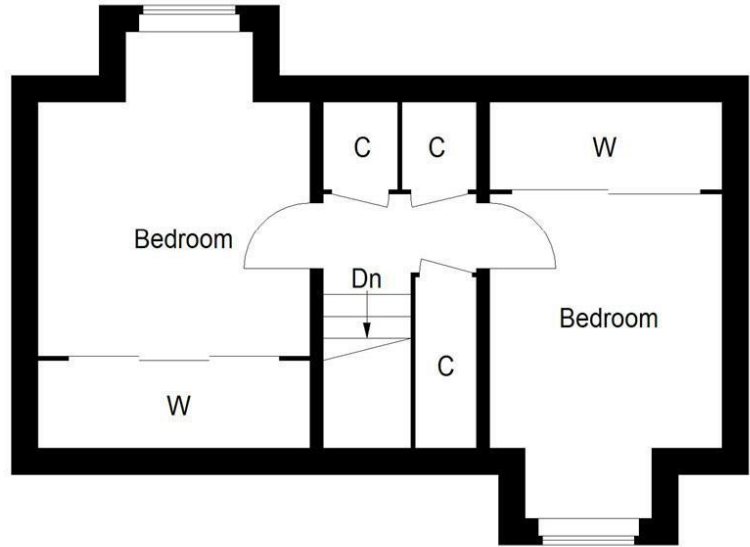


- CLOSING DATE SET TUESDAY 28TH JANUARY 12 NOON
- Gas Central Heating & Double Glazing
- Ample Local Amenities Minutes Away
- Modern Kitchen & Stylish Bathroom
- Two Double Bedrooms & Third Large Single
- Beautifully Maintained Garden to Rear
- Well Presented Mid-Terrace Property





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</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>63</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			
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