

Simple Approach



Estate Agents



**4 West Park, Perth
Perthshire PH2 9JQ**

Offers over £109,950

Simple Approach are delighted to welcome this well presented mid-terraced house on West Park to the Perthshire market. Set in the heart of the picturesque Village of Abernethy which is one of the arteries between Perth and Dundee, providing excellent commuter links whilst also perfectly placed to take advantage of nearby surrounding amenities without compromising the benefits of a peaceful, family friendly location. This lovely home comes to the market in good condition throughout, where growing families and first time buyers are offered the opportunity to purchase a move-in condition property which has been decorated in neutral and modern tones, comprising; a warm and welcoming lounge, a modern fitted kitchen through to additional dining space, two double bedrooms with fitted wardrobes and a stylish shower room. Viewing is absolutely essential to appreciate the superb package on offer, with particular note to the excellent location and overall living space across two floors.

Front Entrance Porch

3'9" x 3'9" (1.16m x 1.16m)

Lounge

17'10" x 10'5" (5.46m x 3.20m)

Dining Room

8'9" x 6'9" (2.68m x 2.07m)

Kitchen

12'1" x 6'10" (3.70m x 2.09m)

Bedroom 1

14'6" x 8'8" (4.41m x 2.65m)

Bedroom 2

14'5" x 8'9" (4.41m x 2.69m)

Shower Room

6'5" x 5'5" (1.97m x 1.67m)

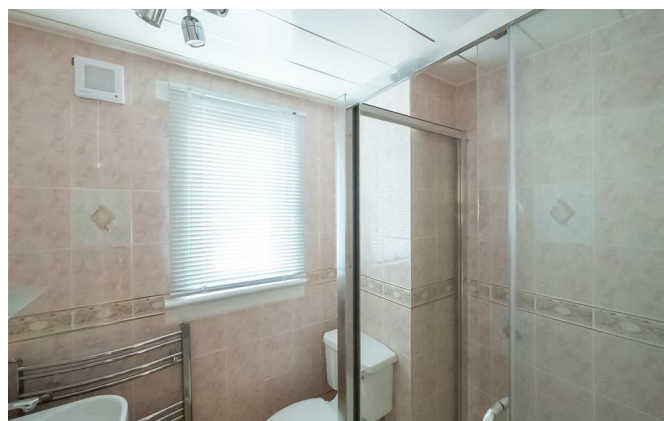
Location

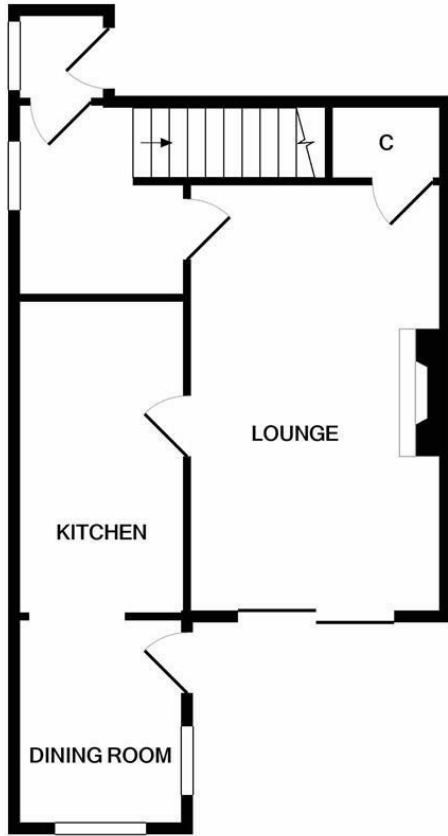
Abernethy is well placed for taking advantage of the main road networks to the larger cities of Perth, Dundee, Stirling, Edinburgh and the Central Belt making this property perfectly situated for the commuter. The Village itself has a reputable Primary School, hairdresser, a local shop and a restaurant as well as being within a few minutes drive of both Bridge of Earn and Newburgh for further amenities in either direction.



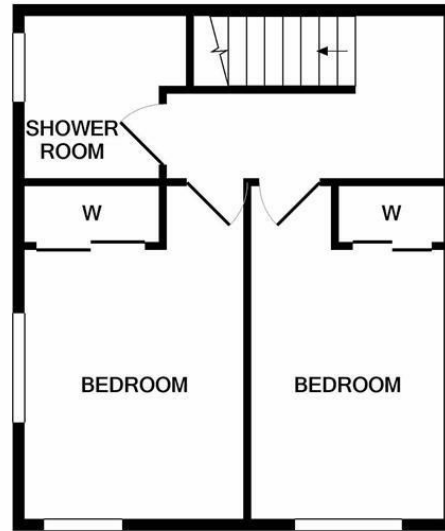


- Well Presented Mid-Terraced House
- Two Double Bedrooms with Fitted Wardrobes
- Wet Electric Central Heating System
- Peaceful Village Location
- Private Drying Area to Front
- Spacious Accommodation Throughout





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			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(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			58
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		28	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	