

Simple Approach



Estate Agents



25 Cumbrae Place, Perth
Perthshire PH1 3AJ

Offers over £133,950

Simple Approach are pleased to bring to the market this bright and spacious three bedroom end-terraced house in the highly desirable area of North Muirton to the residential market. Set in the heart of one of the more sought-after areas of Perth desired for its family friendly situation, this property is ideally placed to take advantage of all amenities found close to hand including nearby schooling, local shops as well as further supermarket shopping and businesses located in the Inveralmond Industrial Estate. Comprising tastefully decorated and modern accommodation across two floors, this property comprises a dining kitchen with access to the rear garden, a bright and spacious lounge with large picture window to the front, two generous double bedrooms both with the added benefit of built-in double wardrobes, a third large single bedroom and a large family bathroom with bath and separate shower cubicle, all on the first floor level. Boasting features such as ample on street parking, gas central heating and double glazing, this lovely home is sure to be popular so viewing is absolutely essential and highly recommended to appreciate the full package on offer.

Lounge
18'0" x 11'9" (5.49 x 3.59)

Dining Kitchen
14'9" x 8'5" (4.50 x 2.58)

Bedroom 1
13'6" x 9'4" (4.12 x 2.85)

Bedroom 2
10'5" x 8'2" (3.2 x 2.51)

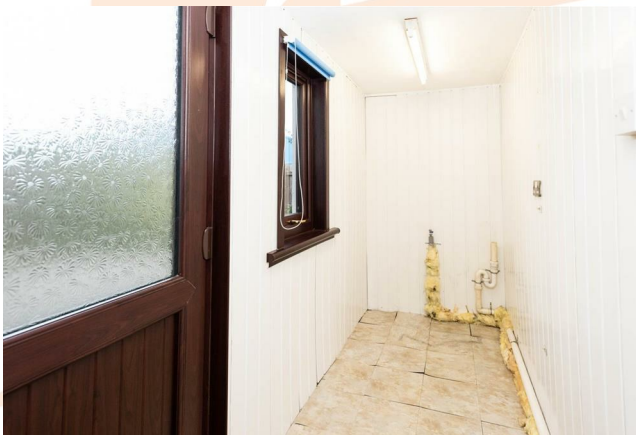
Bedroom 3
8'5" x 8'4" (2.59 x 2.56)

Bathroom
9'6" x 5'6" (2.90 x 1.69)

External
Externally this home has easily maintained garden

grounds to the rear which are enclosed for safety and privacy and mainly paved.

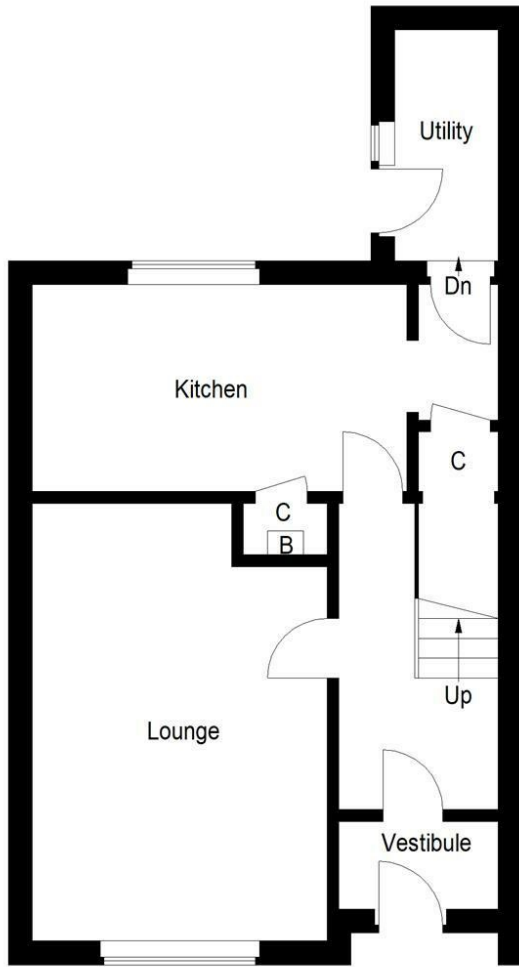
Location
This property could not be better situated for its locality to nearby amenities such as a shop, a reputable primary school, The Grammar School and St. Johns to name just a few. There are regular bus routes nearby for quick access to and from Perth City Centre and the Inveralmond Roundabout is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



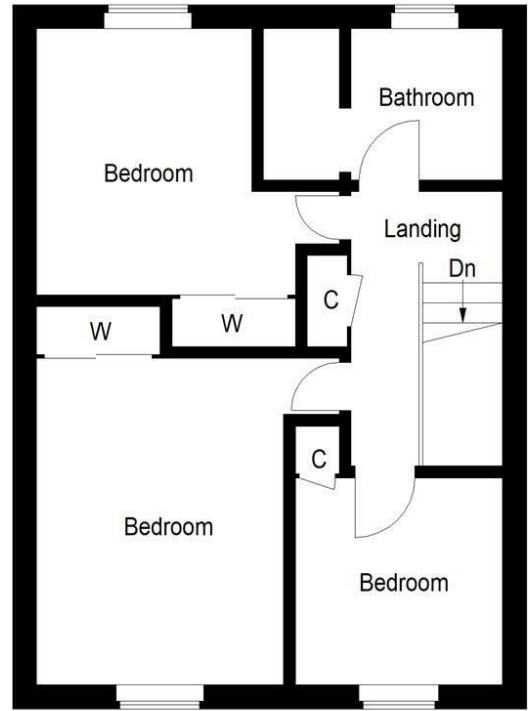


- Well Presented End-Terraced House
- Gas Central Heating
- Two Double Bedrooms & Third Large Single
- Double Glazing
- Residential Car Parking
- Enclosed Garden to Rear





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC