

Simple Approach



**30. Preston Watson Street, Perth
Perthshire PH2 7UR**

Offers over £209,950

Simple Approach are delighted to welcome this immaculately presented end-terrace house set in the heart of Errol to the Perthshire market. This beautiful family home is set within a modern development on Preston Watson Street which boasts open fields and semi-rural living without compromising locality to amenities such as shops, a pubs, Errol Primary School and a post office to name a few all very close to hand. This superb property comes to the market in excellent condition throughout, comprising; a front-facing lounge, a contemporary dining kitchen with some integrated appliances, a separate dining room, a ground floor W.C, two double bedrooms with integrated wardrobes and master en-suite shower room, two further large single bedroom and a modern family bathroom with bath and separate shower. The property has been very well maintained by the current owner, giving this home a very clean and fresh feel throughout with modern decoration and great attention to detail from start to finish. This property is ideally suited to any first time buyer or growing family looking for a well-located home in move-in condition, which only viewing will confirm.

Living Room

16'7" x 11'10" (5.07 x 3.63)

Kitchen

13'11" x 9'5" (4.26 x 2.88)

Dining Room

10'3" x 9'5" (3.14 x 2.89)

WC

6'5" x 2'10" (1.96 x 0.87)

Utility Room

5'6" x 6'0" (1.70 x 1.84)

Bedroom 1

10'2" x 11'0" (3.11 x 3.36)

En Suite

5'2" x 6'10" (1.58 x 2.10)

Bedroom 2

11'3" x 8'6" (3.45 x 2.61)

Bedroom 3

10'3" x 10'3" (3.14 x 3.13)

Bathroom

6'8" x 6'10" (2.05 x 2.09)

Bedroom 4

10'3" x 8'8" (3.13 x 2.65)

External

Beneficial features of this property include a private enclosed garden ideal for children and a residential car park to the front of the property offering two spaces per property. The rear garden is mostly laid to lawn and offers an idyllic space to entertain in the sunshine with a garden shed included in the sale.

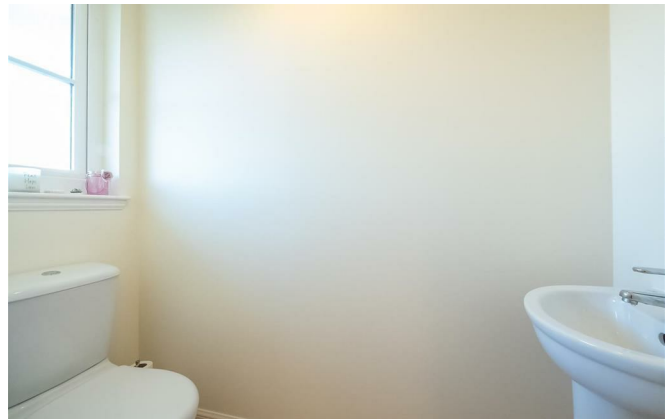
Location

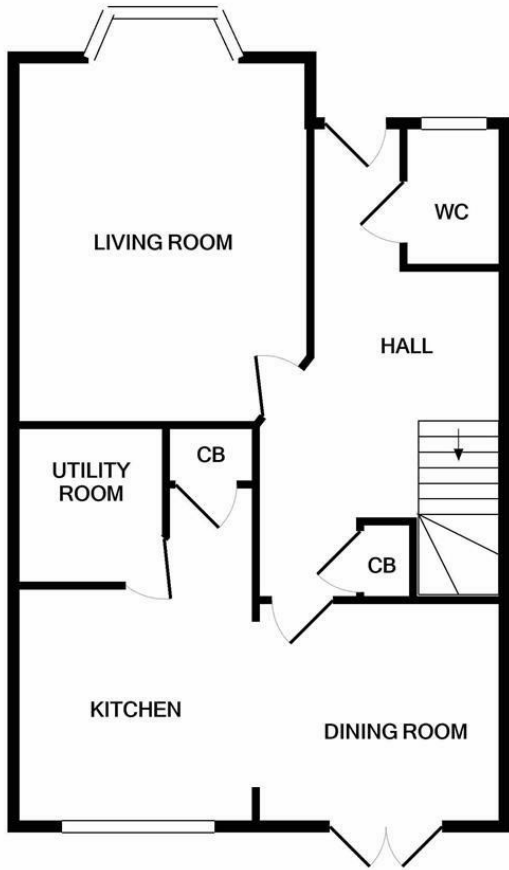
The village of Errol lies a perfect distance between Perth and Dundee, so the local commuter can benefit from being within close proximity of all amenities found in both major cities. The village itself offers its very own High Street with a local shop, pub, post office, butchers and the reputable Errol Primary School just a few minutes away for those with young children.



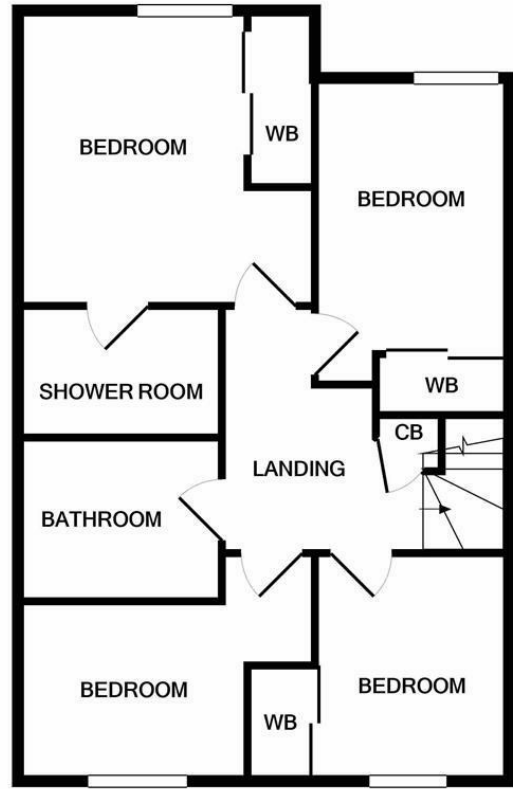


- Stunning End Terraced House
- Gas Central Heating & Double Glazing
- Stylish Fitted Kitchen & Modern Bathrooms
- Enclosed Family Garden to Rear
- Car Parking Available to Front
- Sought-After Village Location



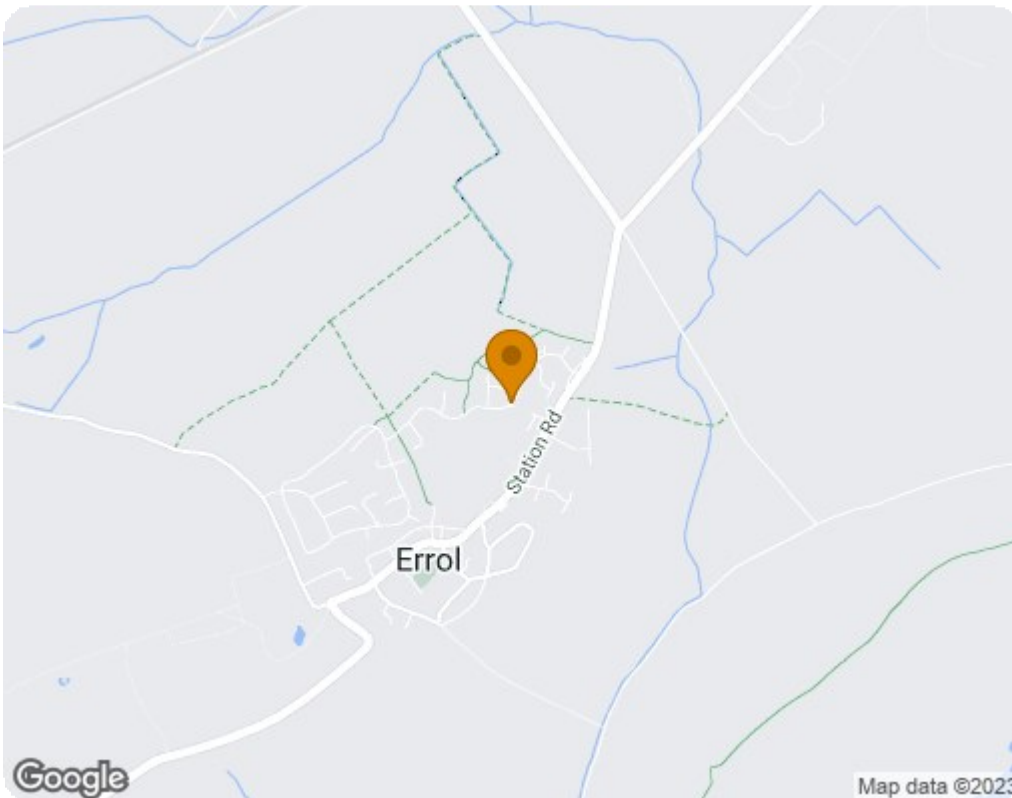


GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(81-91) B		
(69-80) C		
(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