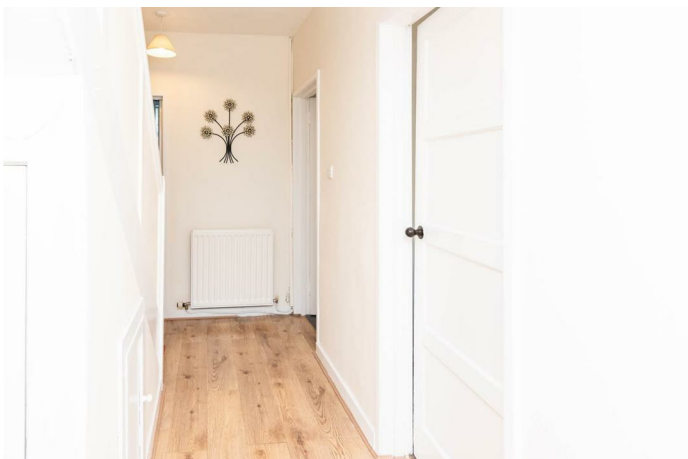


Simple Approach



**4 Mercer Terrace, Perth
Perthshire PH1 2HD**

Offers over £154,950

Simple Approach are delighted to welcome this semi-detached house on to the property market. This is a well presented three bedroom family home with spacious accommodation across two floors. Comprising; a modern kitchen, a bright and welcoming front facing lounge, three double bedrooms and stylish shower room which is set on the ground level. This lovely house is located in the popular area of Letham, which is close to all local amenities including nearby shops, Primary Schools, Perth College and Perth Royal Infirmary to name just a few. This property is in a prime location for bus routes to and from the City Centre and is within very easy reach of both major roundabouts on Broxden & Inveralmond for quick commuting links into Dundee, Edinburgh and the Central Belt. Externally, this property provides off street parking on a private drive to the side of the house and an enclosed family gardens to the front and the rear. Mercer Terrace comes with gas central heating and double glazed windows, making this a must-see property to appreciate the space provided and idyllic central location. This house would be ideal for a wide range of buyers and viewing is highly recommended to appreciate the superb family home that is on offer.

Bathroom

6'8" x 5'10" (2.05 x 1.79)

Living Room

10'11" x 16'6" (3.33 x 5.05)

Kitchen

6'9" x 16'6" (2.07 x 5.05)

Bedroom 1

13'2" x 9'0" (4.02 x 2.76)

Bedroom 2

14'6" x 9'8" (4.44 x 2.97)

Bedroom 3

10'6" x 10'6" (3.21 x 3.21)

External

Beneficial features of this property include a private

enclosed garden ideal for children. 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.

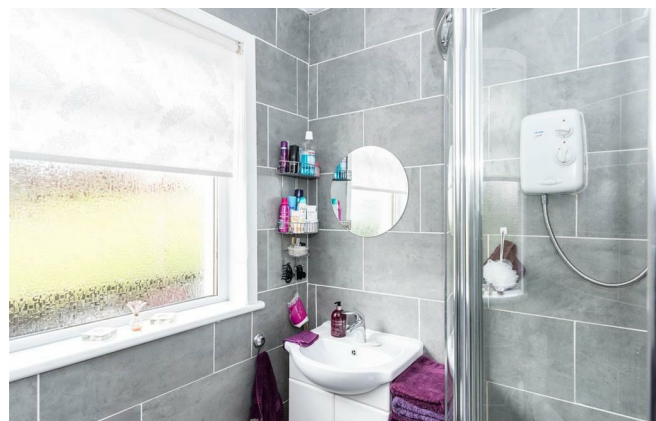
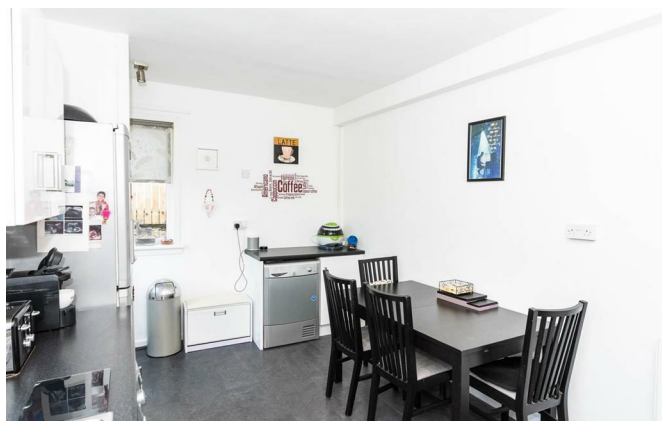
Location

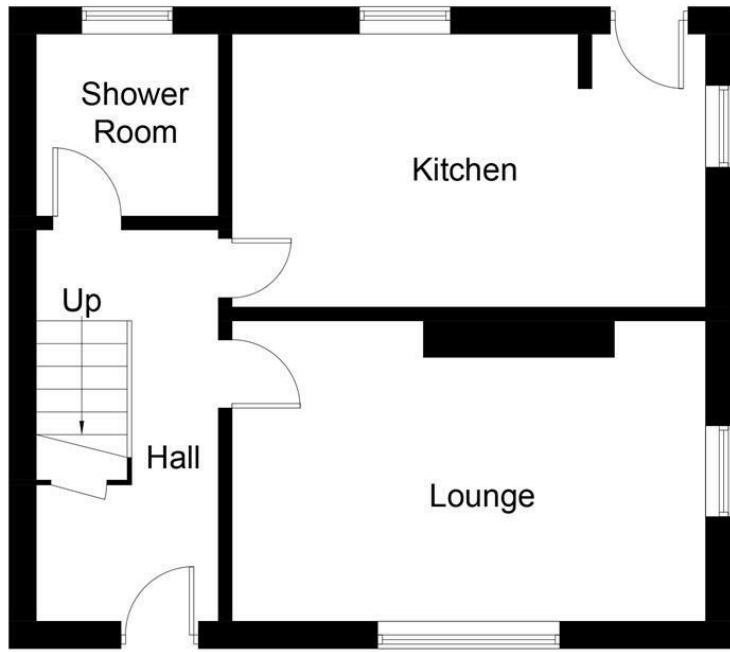
The area of Letham is sought-after for its family-friendly situation nearby to two reputable Primary Schools, as well as other essential amenities such as a large Tesco Supermarket, local shops, restaurants and a post office all within walking distance of this property's' doorstep. Mercer Terrace has a very regular bus route to and from Perth City Centre for all further High Street shopping and the Broxden Roundabout allows quick links to major cities such as Dundee, Edinburgh & the Central Belt for the commuter.



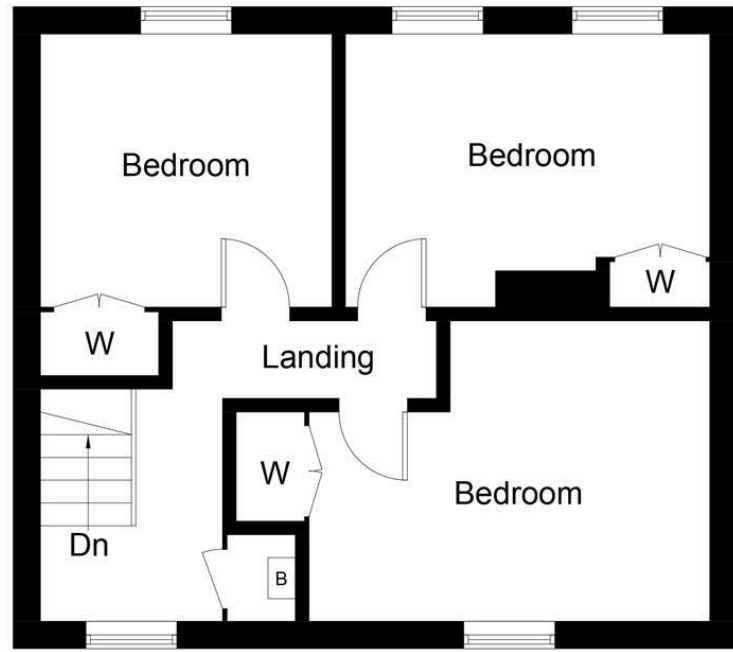


- 3 Double Bedrooms
- Sought-After Location
- Off Street Parking & Enclosed Garden
- Bright & Spacious Modern Kitchen
- Gas Central Heating & Double Glazing





Ground Floor



First Floor



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