

Simple Approach



37 Viewlands Terrace, Perth
Perthshire PH1 1BZ

Offers over £194,950

Simple Approach are delighted to welcome this stunning ground floor 3 double bedroom apartment to the Perthshire Residential market. This Beautiful traditional property has been modernised to an exceptional standard and is truly in walk in condition. Boasting sought after features such as Gas Central heating with traditional cast iron radiators, and double glazing. All on one level this property comprises of a large hallway with all rooms leading off, a stunning lounge with open fire and natural hardwood floors, a large dining kitchen, with all appliances included and double doors leading onto the rear garden, 3 double bedrooms and an exceptional family shower room. As this property is perfect for a wide variety of buyers, professionals/first time buyers/growing families it is not one to be missed.

Living Room

12'3" x 14'7" (3.75 x 4.46)

Kitchen

12'5" x 14'7" (3.81 x 4.47)

Bedroom

12'2" x 14'6" (3.71 x 4.44)

Bedroom

11'9" x 12'0" (3.59 x 3.67)

Bedroom

8'2" x 9'4" (2.50 x 2.87)

Shower Room

7'11" x 5'7" (2.42 x 1.72)

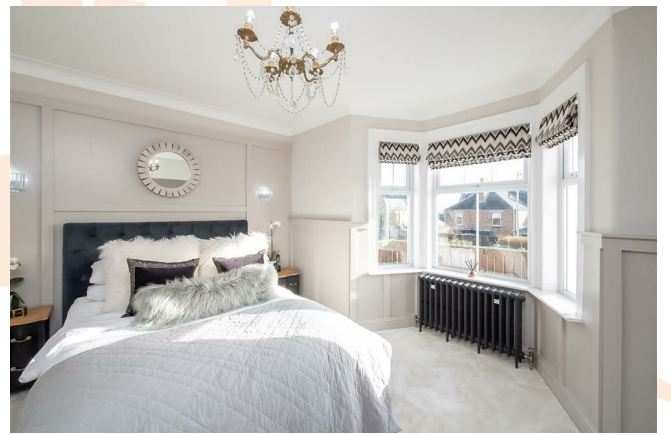
External

This property benefits from having a south facing front garden, a private drive way to the front and side suitable

for 5 cars. Access from the front to a fully enclosed back garden which comes with a hot tub, fire pit and plenty of space for a table and chairs. This garden is the perfect entertainment space, having sections of paving stones, grass and decking. The garden to the rear is easily maintained as well as the garden to the front, being an area of grass and the large gravel drive way. There is a hot tub that will also be staying.

Location

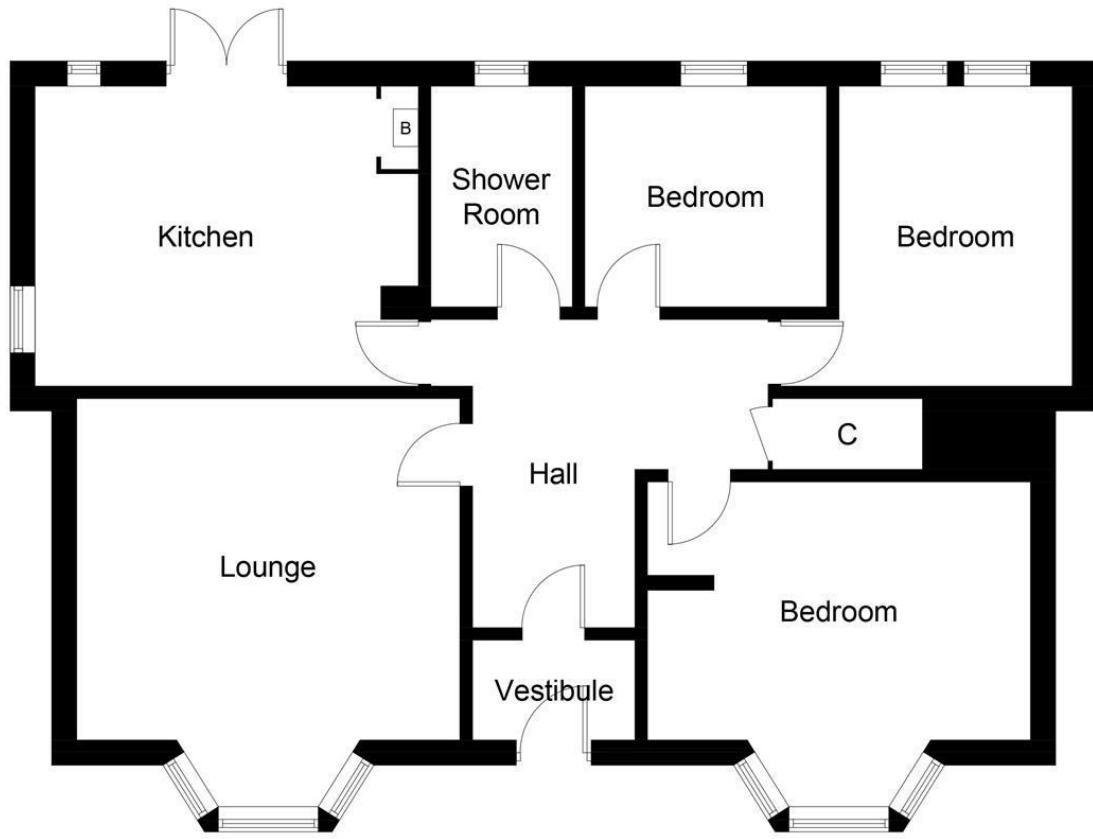
Set in the heart of Oakbank on the outskirts of Perth, this property benefits from amenities such as shops, restaurants, two reputable primary schools and two sought-after secondary schools and is only a five minute drive to the City Centre of Perth and all its High Street amenities. There is a variety of woodland and parks to enjoy within easy reach of this property and is ideally placed for access to the Broxden Roundabout for quick links to larger Cities such as Dundee, Edinburgh and Glasgow- ideal for the commuter.





- Outstanding Ground Floor apartment
- Private Enclosed Garden to the rear
- Viewlands, Oakbank, Perth Academy & Perth High School Catchment Area
- 3 double Bedrooms
- Double Glazed & Gas Central Heating
- Private Driveway for 5 to the front
- Highly Desirable area





Ground 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		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC