

Simple Approach



Estate Agents



8 Traquair Gardens, Perth
Perthshire PH1 1SZ

Offers over £144,950

****CLOSING DATE SET FRIDAY 13TH AT 12PM****

Simple Approach are delighted to welcome this beautifully appointed and elegant semi-detached bungalow in the ever desirable Traquair Gardens development to the Perthshire market. This lovely property comes to the market in move-in condition throughout, comprising; a warm and welcoming lounge with patio door leading out to a bright and spacious conservatory, a modern fitted kitchen with further access to the rear garden, two double bedrooms with fitted wardrobes in the master (second bedroom currently utilised as a dining room) and a stylish shower room with corner shower cubicle and white suite. Boasting sought-after features such as easily maintained garden grounds to the front and rear, gas central heating and UPVC double glazed windows this property lends itself to the mature buyer over the age of 55, seeking a peaceful lifestyle among like-minded neighbours in an idyllic Westernedge spot, where modern living across one accessible floor is on offer. Set away from the road with residential car parking and public transport both readily available to the front, this bungalow is well-placed for those seeking privacy and the peace and quiet without compromising the benefits of being within close proximity to local amenities including nearby shops, restaurants and a regular bus route to and from Perth City Centre.

Living Room

15'1" x 11'9" (4.6 x 3.6)

Kitchen

7'10" x 11'9" (2.4 x 3.6)

Conservatory

11'5" x 12'1" (3.5 x 3.7)

Bathroom

6'6" x 6'10" (2 x 2.1)

Bedroom

8'10" x 11'9" (2.7 x 3.6)

Bedroom

9'6" x 12'9" (2.9 x 3.9)

External

Externally this property benefits from having front and fully enclosed rear gardens, which are fully enclosed and offer ease of maintenance to the purchaser. Boasting a mixture of grass to the front and beautifully landscaped gravel areas with colourful plants and shrubs, the garden space offers the perfect spot for enjoying the summer sun with some outdoor jack-and-jill seating and garden shed both included in the sale.

Location

Traquair Gardens is set in the heart of the Western Edge area of Perth which has

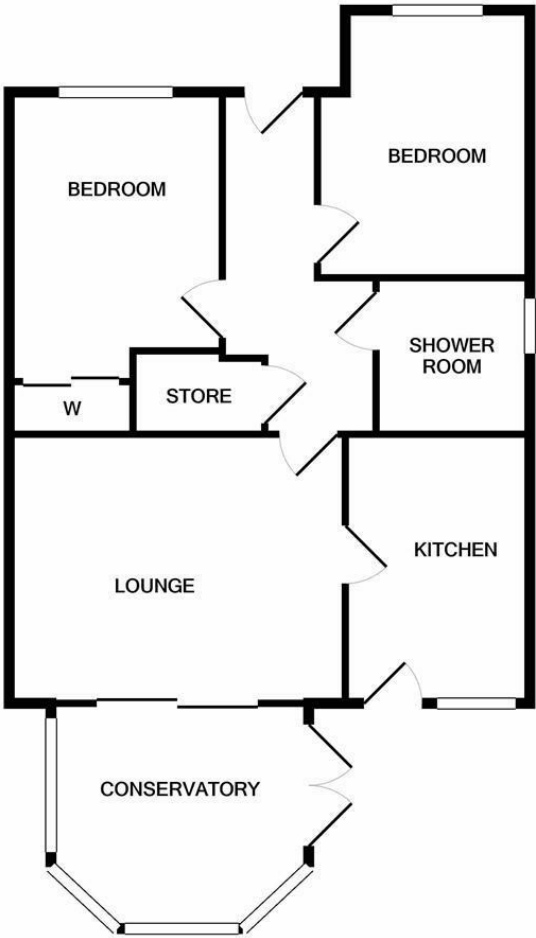
historically been sought-after for its overall attractive setting with modern developments surrounding. This property could not be better located for those looking for quick commuting links to larger cities including Dundee, Edinburgh and Glasgow via the nearby Broxden roundabout and benefits from having amenities such as shops, restaurants and cafes all just minutes away. Situated on a regular bus route to Perth City Centre, this property offers excellent access for all High Street shopping as well as further offices found in the nearby Inveralmond and Broxden Business Centres.



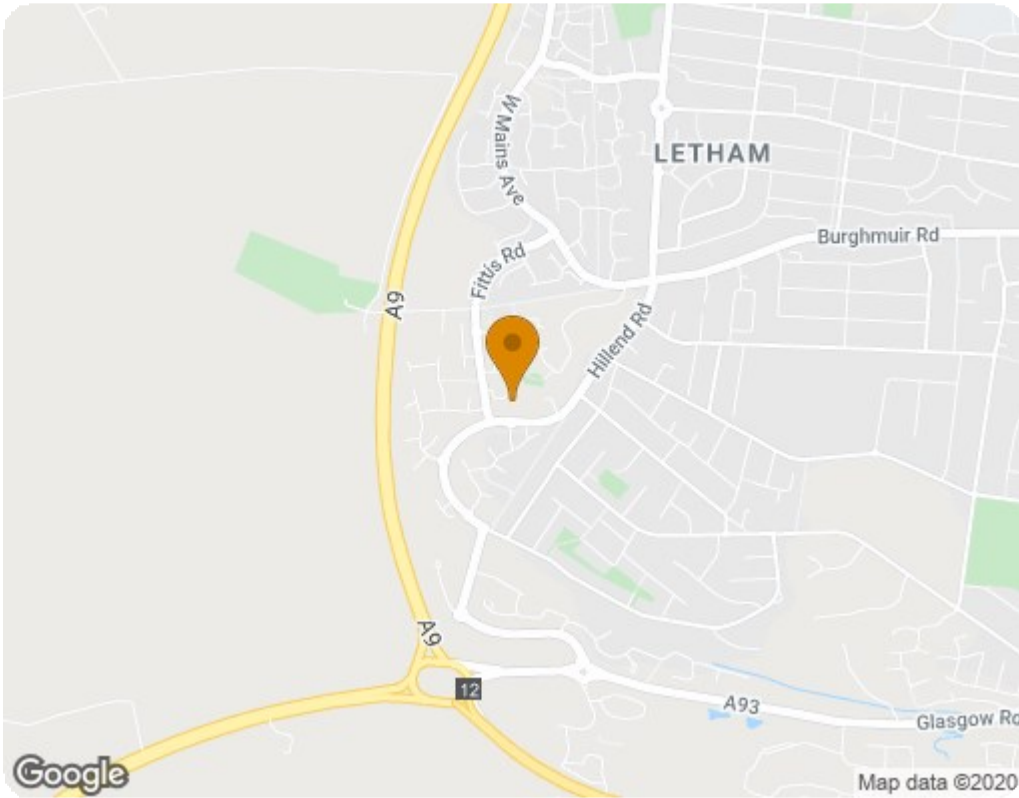


- Beautiful Semi-Detached Bungalow
- Retirement Complex Exclusive to 55+ Years
- Two Double Bedrooms (One Currently Used as Dining Room)
- Modern Gas Central Heating & UPVC Double Glazing
- Private, Easily Maintained Garden to Front & Rear
- Residential & Visitor Car Parking
- **CLOSING DATE SET FRIDAY 13TH AT 12PM**





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