

Simple Approach



**59 Uist Place, Perth  
Perthshire PH1 3BY**

**Offers over £139,950**

Simple Approach are pleased to bring to the market this spacious three bedroom mid-terraced house in the highly desirable area of North Muirton. This great home is set over two floors and comprising a modern dining kitchen with access to the rear garden, a bright and spacious lounge with large picture window all on the ground floor level. Upstairs there are the two generous double bedrooms, the single bedroom which would also be great as a study and a family bathroom with shower over bath facility. Boasting features such as ample on street parking, gas central heating and double glazing, this excellent property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer, investor or growing family looking for a well-located property in move-in condition throughout. The property is ideally placed to take advantage of all the amenities close to hand such as the primary school, local shops and the Inveralmond Industrial Estate minutes away. Viewing is absolutely essential to appreciate the overall space and superb location on offer.

15'5" x 11'7" (4.72 x 3.55)

**Kitchen**

17'11" x 6'3" (5.47 x 1.92)

**Bedroom**

11'0" x 10'2" (3.36 x 3.10)

**Bedroom**

9'7" x 9'2" (2.94 x 2.80)

**Bedroom**

8'7" x 6'5" (2.62 x 1.96)

**Family Bathroom**

4'0" x 6'8" (1.23 x 2.05)

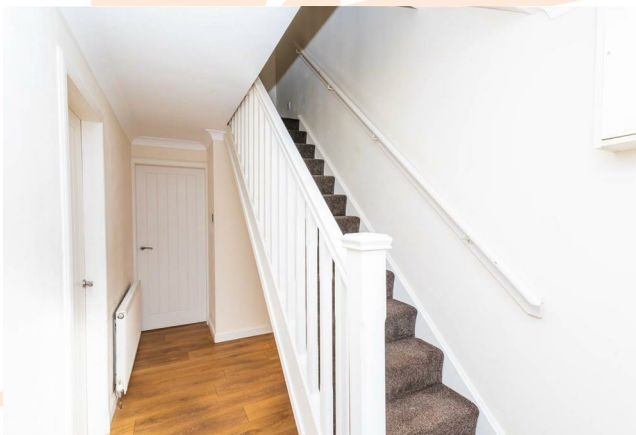
**External**

Externally this home has easily maintained garden

grounds to the rear which are enclosed for safety and privacy making this ideal for both children and pets. Mainly laid to paving stones perfect for entertaining in the summer months as well as plenty of residential parking readily available where needed.

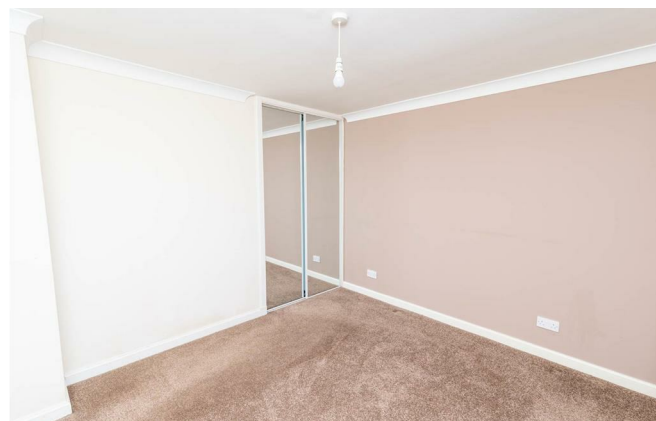
**Location**

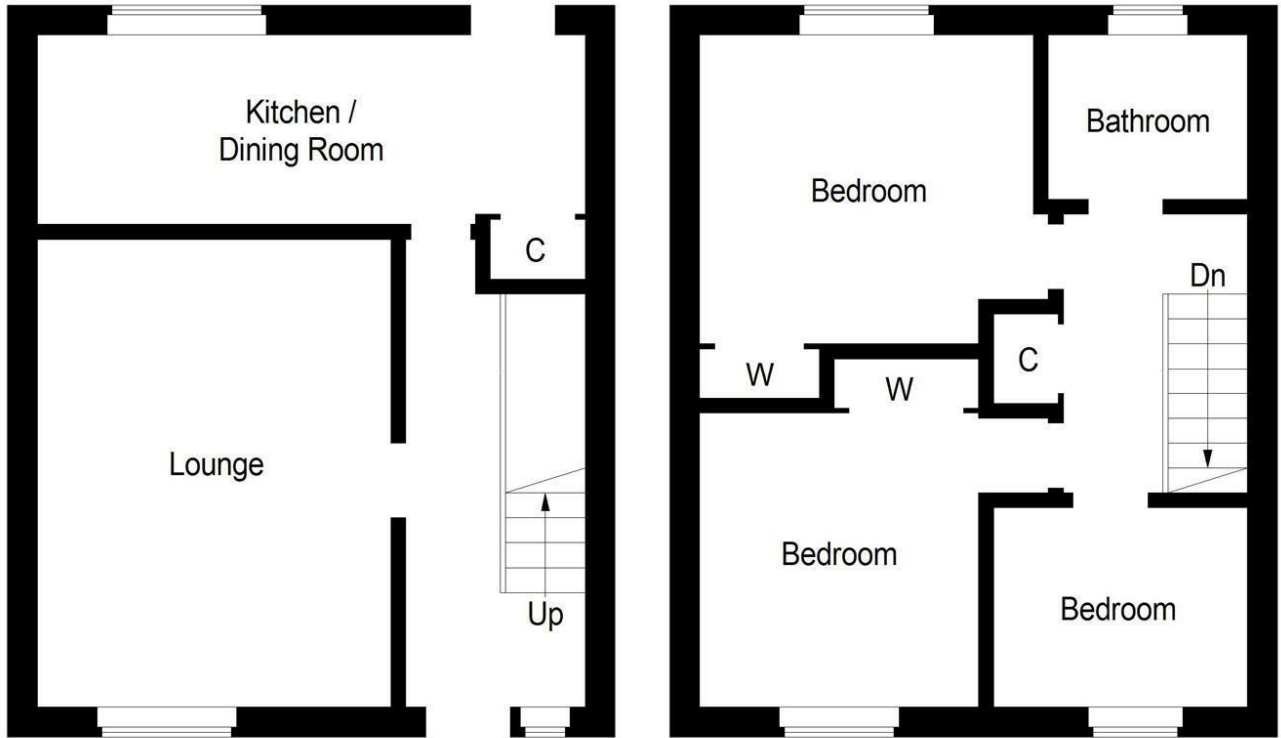
Best location for quick access to nearby amenities found at the Inveralmond Industrial Estate including large supermarkets, various stores and businesses as well as offering quick commuting routes to Dundee, Edinburgh & Inverness via motorway links. Even closer, there is a regular bus route to and from Perth City Centre as well as a primary school and two secondary schools all within walking distance of this property, which only viewing will confirm.





- Move In Modern Condition
- Sought After Family Location
- Gas Central Heating
- Close to Local Schools & Amenities
- Double Glazing
- Great Sized Spacious Rooms Throughout





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		