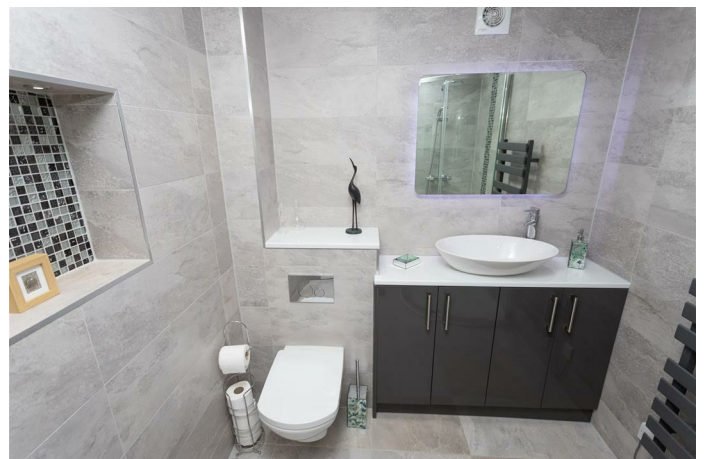


Simple Approach



**155 Crieff Road, Perth
Perthshire PH1 2PB**

Offers over £149,950

Simple Approach are excited to welcome this bright, spacious and very well presented end-terraced house on Crieff Road to the residential market. Set just minutes from the City Centre this beautiful family home is ideally situated for its close proximity to a host of amenities found in all directions, including being within very easy reach of both Inveralmond and Broxden- perfect for the local commuter. This property comes to the market in excellent condition throughout, having been well maintained by the present owners. Comprising; a spacious and welcoming lounge with large picture window to the front, leading into a modern kitchen with ample space for family dining and access to the rear garden all set across the ground floor. On the upper floor there are four spacious bedrooms, three of which are doubles and all with ample fitted storage, as well as a shower room with a very stylish, grey tile finish. Due to its excellent location and overall good condition this property lends itself to a wide range of buyers and would be the perfect purchase for any first time buyer or growing family looking for a modern home in a sought-after residential area, with modern comforts such as gas central heating, UPVC double glazing, a fully enclosed garden and a private driveway to the side allowing parking for two cars comfortably. Viewing is absolutely essential to appreciate the quality of forever home on offer, as well as the idyllic location.

Lounge

17'10" x 14'9" (5.46m x 4.52m)

Dining Kitchen

19'9" x 7'6" (6.02m x 2.29m)

Bedroom 1

8'8" x 12'4" (2.66m x 3.77m)

Bedroom 2

10'9" x 8'11" (3.28m x 2.72m)

Bedroom 3

7'6" x 7'4" (2.29m x 2.26m)

Bedroom 4

7'3" x 9'11" (2.23m x 3.04m)

Bathroom

6'4" x 7'2" (1.94m x 2.19m)

External

This excellent family home boasts private parking directly to the rear, accessed via the side from Crieff Road. The property also benefits from an enclosed family garden which is fully enclosed for safety and privacy, ideal for children, pets and entertaining in the sunshine.

Location

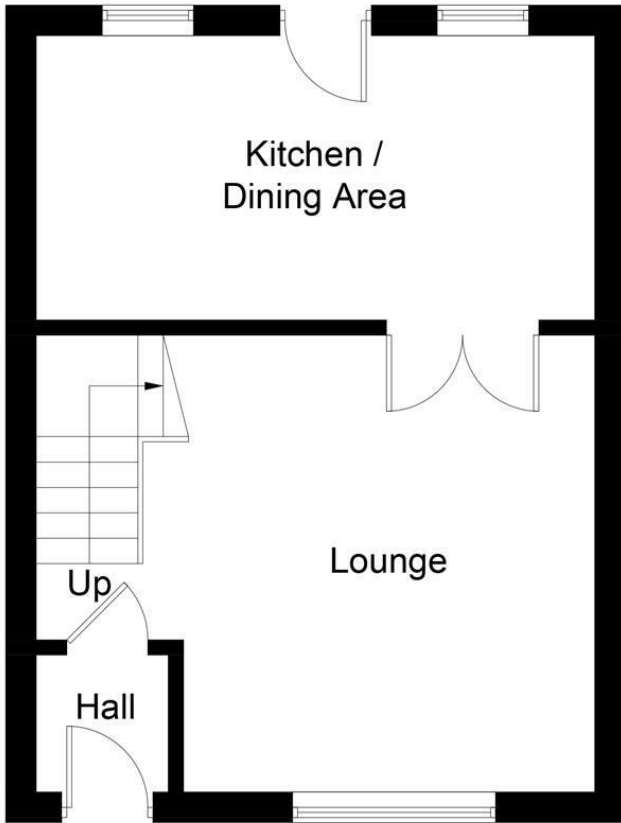
Crieff Road is one of the main arteries of Perth which runs from the West of the City from the A85 Roundabout near Tesco Supermarket through to the Dunkeld Road junction towards the City Centre. This property offers buyers quick commuting routes in any direction including easy access to the A9 towards Glasgow, Inverness, Edinburgh & Dundee. There are also very regular bus routes to and from Perth City Centre for all High Street amenities as well as Perth Bus & Train Station all within very easy reach.



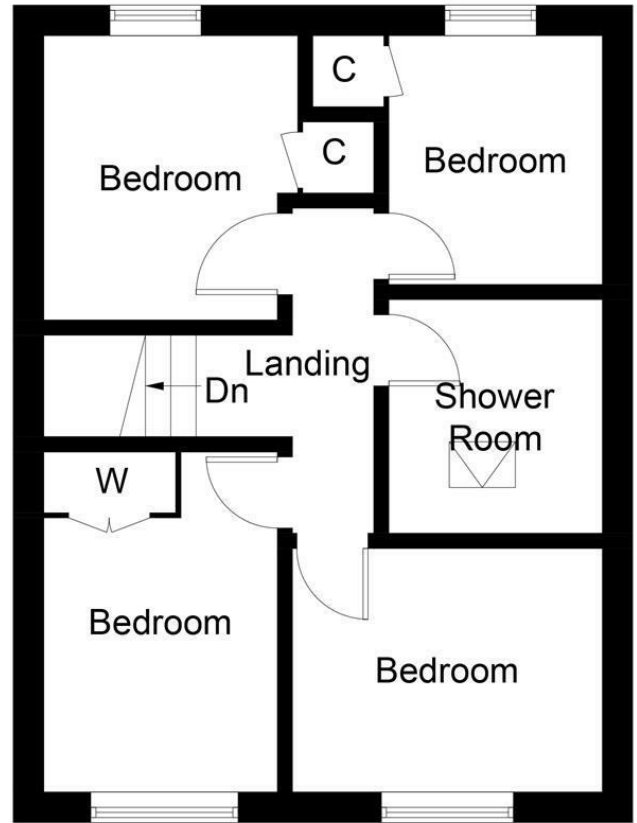


- Beautifully Presented Semi-Detached House
- Gas Central Heating & UPVC Double Glazing
- Basement Area with Electric Ideal For Storage or A Utility Area
- Four Bedrooms on Upper Floor
- Excellent Location with Ample Surrounding Amenities
- Shed At The End Of The Carport Which Will Be Staying With The Property
- Enclosed Family Garden to Rear
- Private Allocated Parking for Two Cars





Ground Floor



First Floor



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	