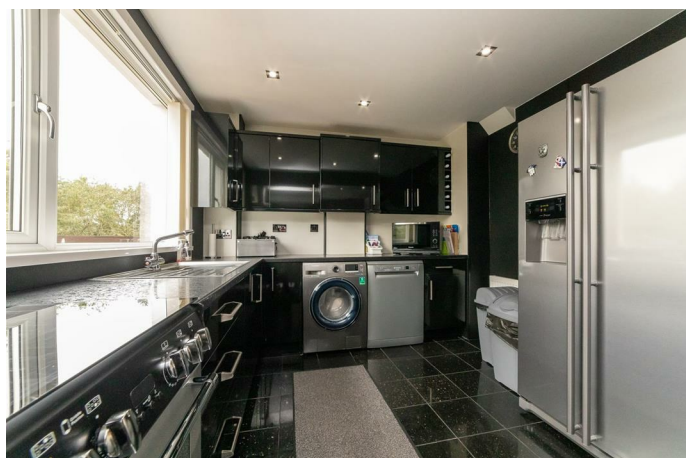


Simple Approach



Estate Agents



136 Cedar Drive, Perth
Perthshire PH1 1RJ

Offers over £219,950

Simple Approach are delighted to welcome this bright and spacious detached house on Cedar Drive to the residential market. Comprising a bright and spacious open plan lounge and dining area, that flows beautifully to the stylish and modern kitchen with high gloss units, spotlight fittings and sliding patio doors to the rear garden, on the upper level there is an elegant shower room with a large shower enclosure and white suite, two double bedrooms and a further single bedroom all of which have double fitted wardrobes with mirrored doors. This property offers all the accommodation required by any growing family and boasts sought-after features such as a large gravel driveway leading to the detached garage, a good-sized family garden to the rear, gas central heating, double glazing, ample storage and modern decoration throughout. Set in the ever desirable area of Oakbank in Perth this property is ideally placed to take advantage of nearby amenities including reputable primary and secondary schooling set within short walking distance. Viewing is absolutely essential to appreciate the overall space and parking for a number of cars and is highly recommended to avoid disappointment.

Bedroom 1

8'9" x 11'6" (2.67 x 3.53)

Bedroom 2

12'6" x 11'6" (3.82 x 3.53)

Bedroom 3

7'8" x 6'9" (2.34 x 2.08)

Bathroom

5'4" x 6'9" (1.63 x 2.06)

Garage

22'2" x 9'10" (6.76 x 3.01)

External

To the front of the property there is a large gravel

driveway providing off-street parking for a number of cars and leading to the detached garage with light and power. the rear garden is mainly laid to decking with a gravel area making this very easy to maintain and is also enclosed by timber fencing for safety and privacy ideal for entertaining and relaxing with any pets and children in the summer days in a safe environment.

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.



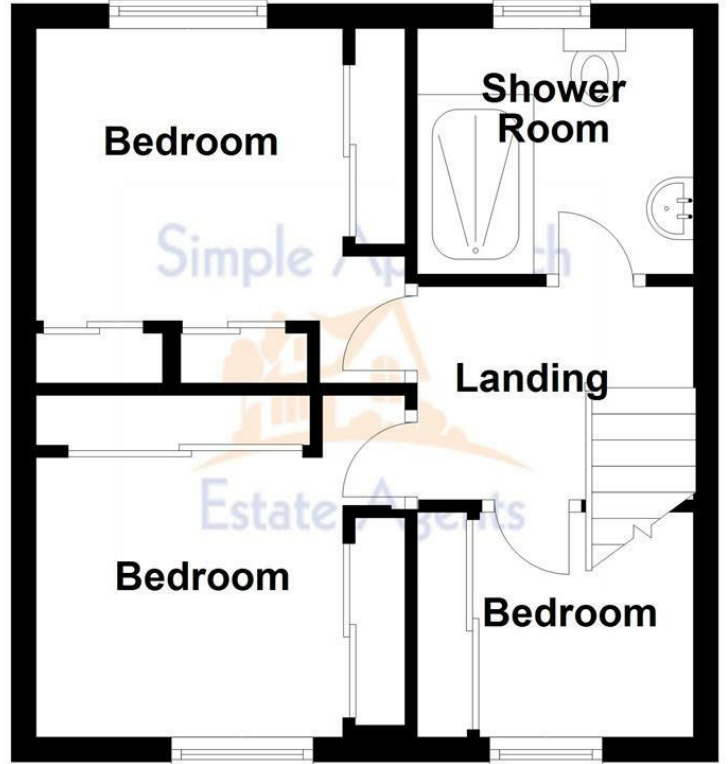
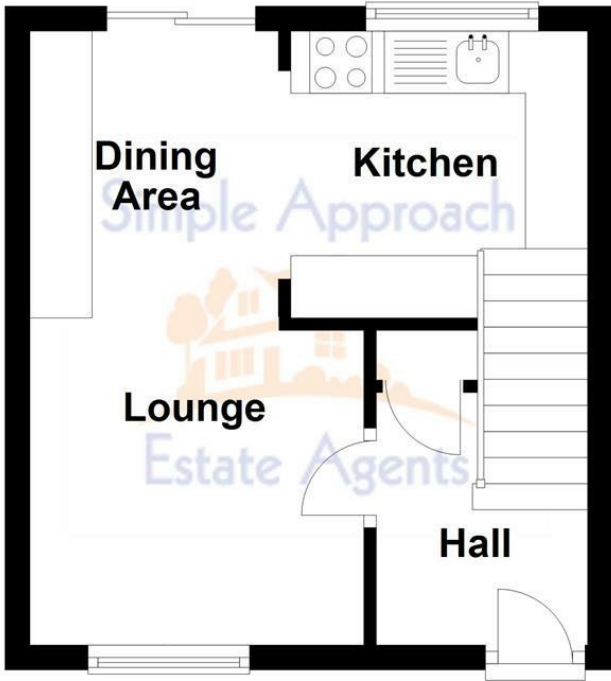


- Stunning Detached Family Home
- Gas Central Heating
- Double Glazing
- Gravel Driveway and Detached Garage
- Ample Amenities Just a Short Walk Away
- Great Schooling Readily Available



First Floor

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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		81
(69-80) C	66	
(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