

Simple Approach



93 Strathtay Road, Perth
Perthshire PH1 2NA

Offers over £109,950

***** CLOSING DATE SET TUESDAY 15TH JULY 12 NOON*****

Simple Approach are delighted to welcome this bright, spacious and well presented end-terraced house on Strathtay Road to the residential market. Set within the heart of the ever popular area of Letham, this lovely home is on a regular bus route to Perth City Centre and is just minutes away from local shops, Primary Schools and the Broxden roundabout for quick access to routes into Glasgow, Edinburgh & the Central Belt. Boasting sought-after features such as double glazing and good sized gardens to the front, side and rear of the property, this family home is the perfect purchase for any buyer looking for a conveniently located property in move-in condition throughout. Comprising; a warm and welcoming lounge, through to a modern fitted kitchen with ample space for dining and plenty of integrated storage, two double bedrooms with fitted wardrobes and a stylish shower room- providing all the living space needed by any small family over two floors. Viewing is highly recommended to appreciate the overall package on offer, with particular note to the excellent location and tasteful decoration.

Lounge

16'2" x 11'4" (4.94 x 3.47)

Kitchen

8'6" x 7'10" (2.6 x 2.4)

Master Bedroom

8'9" x 16'2" (2.67 x 4.93)

Bedroom 2

11'5" x 9'4" (3.5 x 2.86)

Family Bathroom

6'6" x 6'6" (2 x 1.99)

External

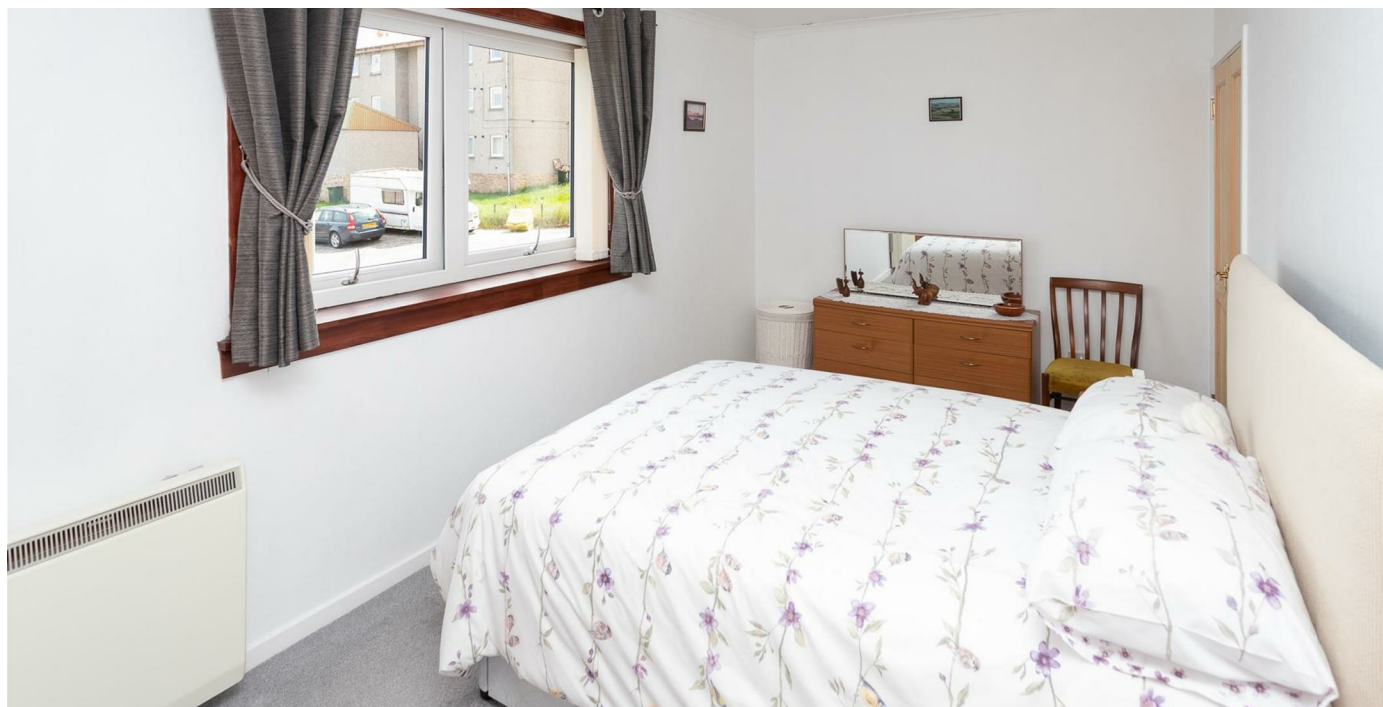
Externally this property benefits from very well maintained gardens to the front and rear, with the front providing beautiful kerb appeal and a lovely welcome from the outset. The garden to the rear is mostly laid to lawn and

is fully enclosed to allow the safe play of children, where the front garden boasts the perfect space for entertaining in the sunshine. Residential parking is readily available nearby, as well as ample on street parking where needed just seconds away.

Location

The area of Letham has sought-after for its family-friendly situation nearby to two reputable Primary Schools, as well as other essential amenities such as a large Tesco Supermarket, local shops, restaurants and a post office all within walking distance of this property's' doorstep. Strathtay Road as a central artery of Letham has a very regular bus route to and from Perth City Centre for all further High Street shopping and the Broxden Roundabout allows quick links to major cities such as Dundee, Edinburgh & the Central Belt for the commuter.






- Bright & Spacious End-Terraced House
- Modern Kitchen & Stylish Shower Room
- Electric Heating
- Two Double Bedrooms with Fitted Wardrobes
- Family Gardens to Front & Rear
- ***** CLOSING DATE SET TUESDAY 15TH JULY 12 NOON*****
- Double Glazing Throughout
- Ample Residential Parking Available





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(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		65
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC 