

Simple Approach



**6 Kinnaird Bank, Perth  
Perthshire PH2 0DH**

**Offers over £234,950**

\*\*\*\*\*CLOSING DATE SET MONDAY 13TH JULY 12 NOON\*\*\*\*\*

Simple Approach are delighted to welcome this stunning stone-built semi-detached family home on Kinnaird Bank in Craigie to the residential market. This outstanding property has been designed exquisitely to the most beautiful standard, boasting a lovely blend of traditional and contemporary style throughout each living space, boasting tasteful and modern decoration from top to bottom. Setting itself apart from other homes on the open market, this property boasts spacious accommodation across two floors, comprising: an elegant lounge with stunning fireplace and wood flooring, a separate family dining room with secondary fireplace, onto a country-style kitchen fitted with integrated oven and gas hob as well as a separate utility room all set across the ground floor. The upper floor boasts two good sized double bedrooms and a further third large, single bedroom with ample space for freestanding furniture. This attractive home boasts beautiful original features such as high ceilings with ornate cornicing and a lovely bay window to the front, ideal for those with an appreciation for a period properties in superb condition throughout.

Set in the heart of the ever-desirable area of Craigie in Perth this property is perfectly situated for those looking to be within easy reach of City Centre amenities without compromising the benefits of a quiet residential area. This is the ideal purchase for those with a love for late-Victorian and Edwardian character, alongside modern comforts such as gas central heating and double glazing. Viewing is absolutely essential to appreciate the space on offer, as well as the period charm, tasteful decor and ideal central location.

## Lounge

17'8" x 13'1" (5.39 x 4.0)

## Dining Room

11'11" x 13'10" (3.64 x 4.23)

## Kitchen

10'5" x 11'10" (3.19 x 3.62)

## Utility Room

10'0" x 4'0" (3.06 x 1.22)

## Master Bedroom

12'4" x 10'7" (3.76 x 3.23)

## Bedroom 2

10'7" x 13'1" (3.25 x 4.01)

## Bedroom 3

6'6" x 9'10" (1.99 x 3.01)

## Family Bathroom

7'10" x 8'11" (2.39 x 2.73)

## External

Externally this property benefits from being set on a good-sized plot, with ample garden grounds to the rear. The garden has been very well maintained and is fully enclosed with wooden fencing for added privacy and for

children and pets to play safely, with a garden path separating two sections of neat lawn beyond a large patio area, perfectly situated for ultimate sunshine exposure and entertaining in the summer months.

To the front of there is a monobloc driveway which provides private parking for two cars comfortably. Further parking can be found on street to the front and in the surrounding areas of Craigie where needed.

## Location

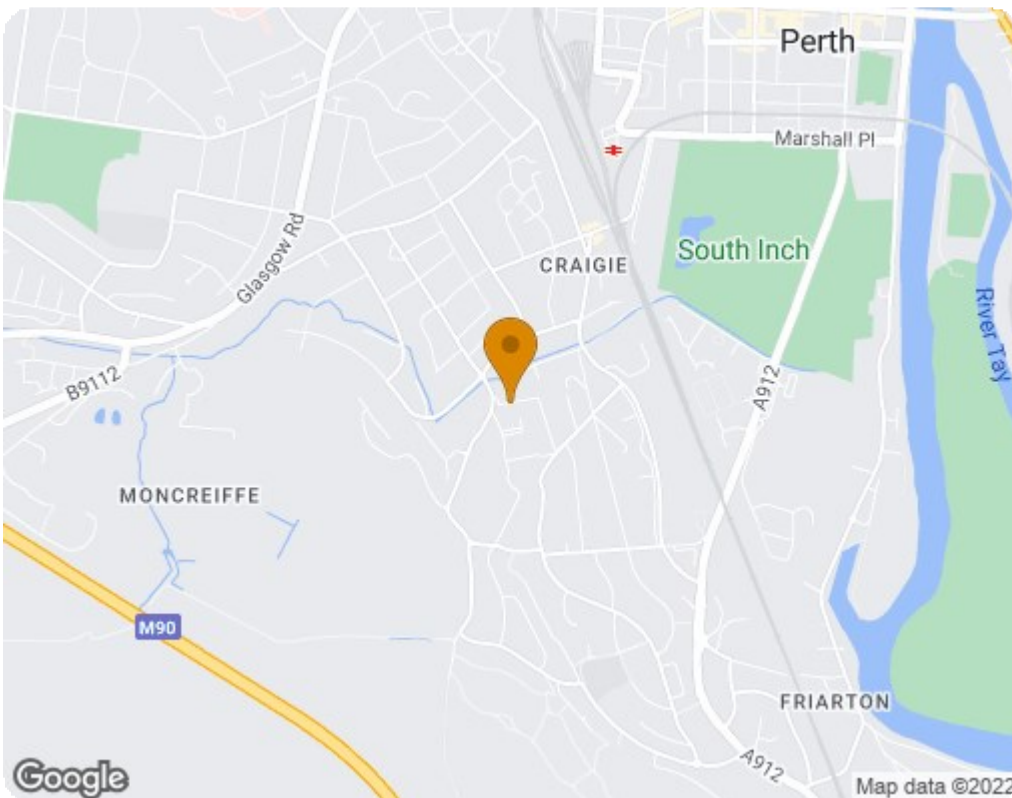
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow. The property also benefits from being a short walk from the Cherrybank Inn, with local dog walks around Buckie Braes and a regular bus route into town just minutes away.





- Beautifully Presented Semi-Detached House
- Fully Enclosed Family Garden to Rear
- Floored Attic For A Great Use Of Storage
- Gas Central Heating & Double Glazing
- Sought-After Residential Location
- \*\*\*\*\*CLOSING DATE SET MONDAY 13TH JULY 12 NOON\*\*\*\*\*
- Private Driveway to Front
- Stunning Original Features Complimenting Modern Decor





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</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	<b>42</b>
EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</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	<b>40</b>
EU Directive 2002/91/EC	