

Simple Approach



**12 Eden Square, Tibbermore  
PH1 1TG**

**Offers over £175,000**

Simple Approach are delighted to welcome this well appointed and beautifully presented 3 bedroom mid terraced house on Eden Square to the Perthshire market. Set within the new development in Balgowan and completed in 2011, this stunning home is only 9 years old and is presented in superb condition throughout, comprising a generous lounge, dining room, fully fitted dining kitchen with appliances, three double bedrooms with integrated wardrobes, a master en-suite shower room and a fresh white family bathroom. This lovely property lends itself to a number of buyers but would be best suited to a growing family looking for a spacious home in a peaceful, semi-rural location without compromising locality to shops and other amenities found in Perth just a few miles away.

**Kitchen**

10'0" x 13'8" (3.06 x 4.19)

**Living Room**

13'10" x 19'7" (4.22 x 5.98)

**Bathroom**

8'7" x 6'4" (2.62 x 1.95)

**Dining Room**

9'3" x 13'8" (2.83 x 4.19)

**Bedroom**

12'0" x 10'4" (3.68 x 3.17)

**En-suite**

8'6" x 4'9" (2.60 x 1.45)

**Bedroom**

8'11" x 8'3" (2.74 x 2.52)

**Bedroom**

12'4" x 11'3" (3.78 x 3.43)

**External**

Externally this property boasts an enclosed, attractive garden to the rear, which is mostly laid to lawn with a attractive path area. To the front there is a very pretty pathway leading up to the front door with decorative stones either side, creating a lovely welcome to the house. There is a residential car park allowing plenty of residential and visitor parking wherever necessary.

**Location**

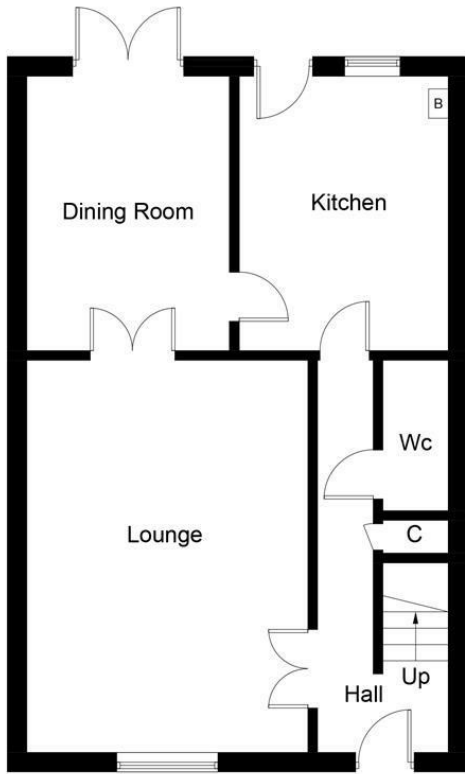
The hamlet of Balgowan is situated on the road just beyond Tibbermore heading away from Perth, around 7 miles West of the City Centre. The development of new homes create a charming community with a children's play park just across the road and a quiet cul-de-sac location fantastic for the children to play outside.



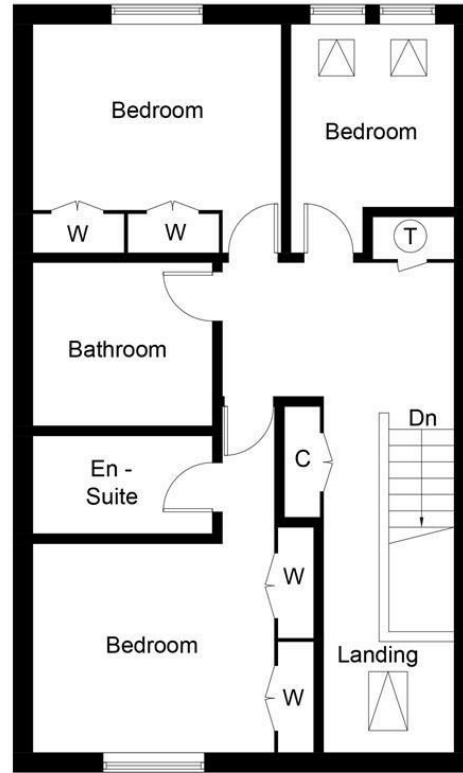


- 2 Double Bedrooms & 1 Single
- Enclosed Rear Garden
- Private Parking
- Double Glazing and Gas Central Heating
- Large Kitchen
- Stunning Views
- Great For Families or A Young Professional Couple





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</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		
Scotland EU Directive 2002/91/EC		