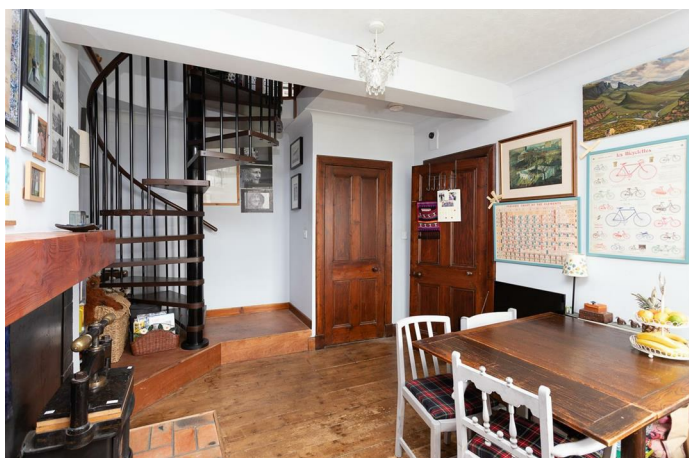


Simple Approach



**8 Moncreiffe Terrace, Perth  
Perthshire PH2 0DB**

**Offers over £174,950**



\*\*\*\*\*CLOSING DATE SET 12 NOON MONDAY 27TH JULY\*\*\*\*\*

Simple Approach are delighted to welcome this very well presented stone-built 2 Bedroom First Floor Apartment on Moncreiffe Terrace to the residential market. The purchaser of this property will benefit from owning a home full of character and charm from top to bottom setting itself apart from other homes on the open market. This property boasts spacious accommodation comprising of a lounge with stunning fireplace, dining area with wood burning stove and a galley style kitchen along with two double bedrooms. The second level of the property is accessed via a feature spiral staircase which leads to 1 good sized office space as an additional extra. Due to its excellent location and privately owned grounds to the front and rear this property lends itself to a wide range of buyers. Ample parking for multiple cars is also available to the front of the property, meaning it is an ideal proposition for a commuter. 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 being situated in a quiet residential area. This is the ideal purchase for those with a love for late-Victorian and Edwardian character. Viewing is absolutely essential to appreciate the space on offer, as well as the period charm, tasteful decor and ideal central

## **Lounge Room**

12'11" x 13'7" (3.94 x 4.16)

## **Kitchen**

10'4" x 5'10" (3.17 x 1.80)

## **Dining Room**

10'4" x 12'2" (3.16 x 3.71)

## **Master Bedroom**

14'7" x 12'0" (4.47 x 3.66)

## **Bedroom 2**

10'9" x 11'0" (3.28 x 3.36)

## **Attic (Storage)**

8'7" x 22'8" (2.63 x 6.92)

## **Bathroom**

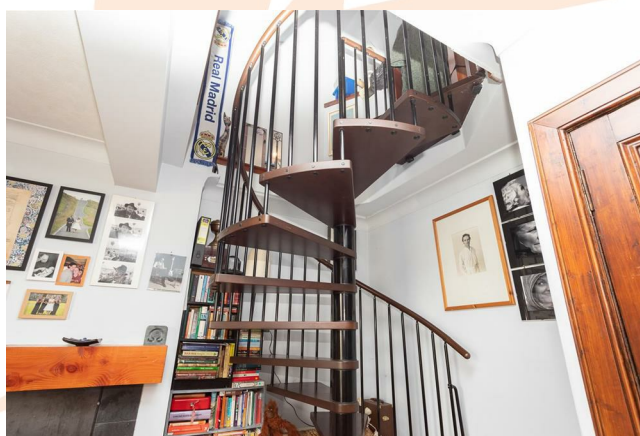
5'1" x 7'1" (1.57 x 2.17)

## **External**

This characterful property boasts a driveway which could comfortably accommodate several cars. To the rear of the property there is a wonderful allotment area with a designated patio which is laid to stone chip. This is a perfect place to watch the spring sunshine take effect on the areas greenery and perhaps enjoy some of the possible offerings the allotment may bring.

## **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.

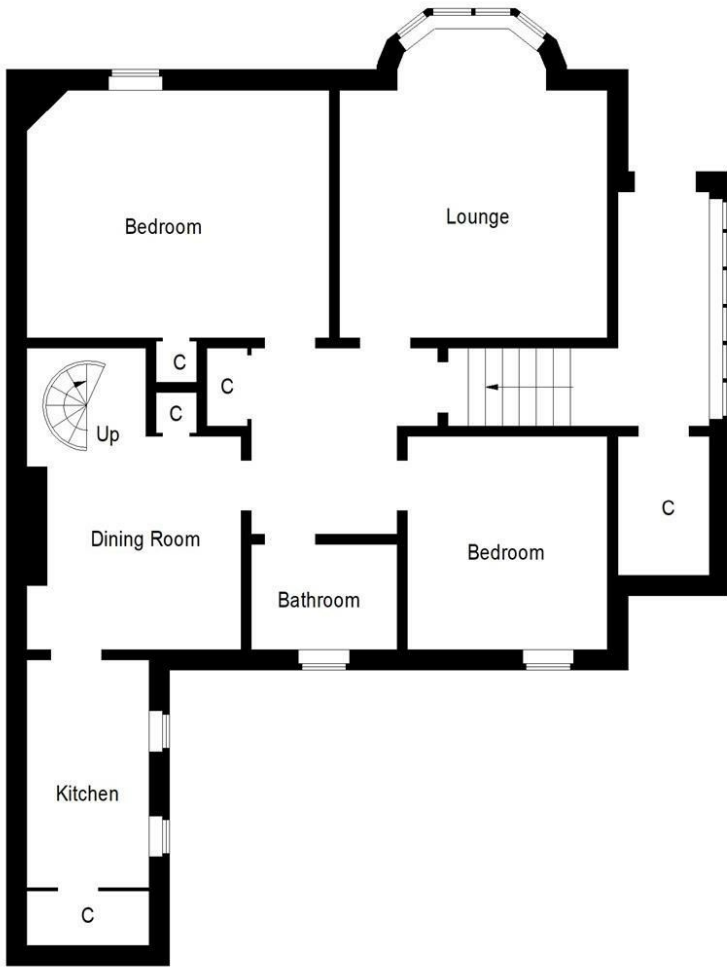




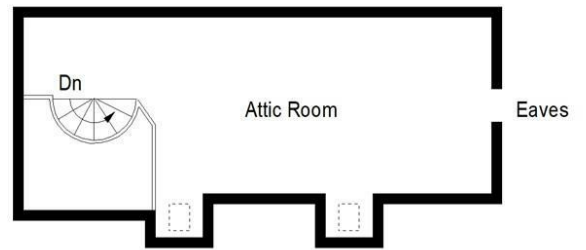


- Enclosed Rear Garden
- Private Parking
- Attic Room
- 2 Double Bedrooms
- Close To All Local Amenities
- Desired Residential Location
- \*\*\*\*\*CLOSING DATE SET 12 NOON MONDAY 27TH JULY\*\*\*\*\*





First Floor



Attic



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(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>Scotland</b>	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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	81
(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>Scotland</b>	EU Directive 2002/91/EC	