

Simple Approach



**6 Church Street, Perth  
Perthshire PH1 2BB**

**Offers over £167,000**

**\*\*CLOSING DATE\*\* FRIDAY 21st AUGUST 12 NOON\*\***

Simple Approach are excited to welcome this immaculately presented and well proportioned semi-detached house on Church Street to the residential market. Set in a peaceful cul-de-sac close to the City Centre this stunning family home is ideally placed to take advantage of reputable schools, shops and all amenities found on the High Street and various Retail Parks all situated just minutes away. This property comes to the market in move-in condition throughout, comprising a bright and spacious lounge and fully fitted bright kitchen. On the upper floor there are two double bedrooms, a third large single and a family bathroom with shower over bath facility offering all the accommodation required by any growing family or first time buyer. Viewing is absolutely essential to appreciate the high quality of fixtures and finishings as well as the excellent location on offer with this superb family home.

**Kitchen**

16'9" x 7'7" (5.13 x 2.33)

**Living Room**

14'6" x 13'6" (4.43 x 4.13)

**Bathroom**

7'9" x 6'4" (2.37 x 1.94)

**Bedroom**

11'4" x 7'11" (3.47 x 2.42)

**Bedroom**

7'9" x 10'2" (2.37 x 3.12)

**Bedroom**

8'8" x 11'4" (2.65 x 3.47)

**External**

Externally this property benefits from being set on a large plot in the area and so enjoys an extensive driveway to the side accommodating a number of cars comfortably. The front and rear gardens have been well manicured and would be great for any family wanting to enjoy some private outdoor space.

**Location**

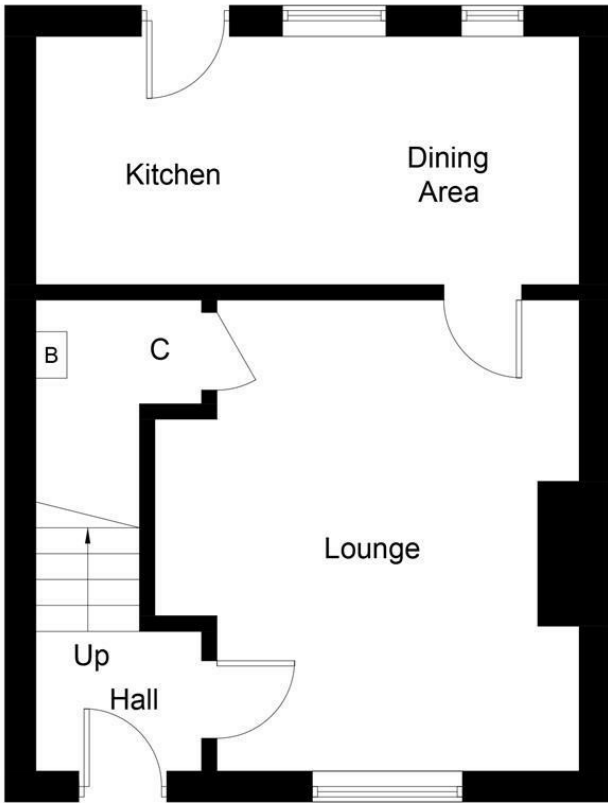
This property is situated just outside Perth City Centre and so enjoys a quieter residential location without compromising locality to nearby amenities such as Perth Bus & Train Stations, restaurants, shops and bars found around 10 minutes away, as well as all High Street businesses located in the Town Centre. Feus Road as one of the main arteries of Perth provides quick access to both Broxden & Inveralmond Roundabout for quick links to Dundee, Edinburgh and the Central Belt- ideal for the commuter.



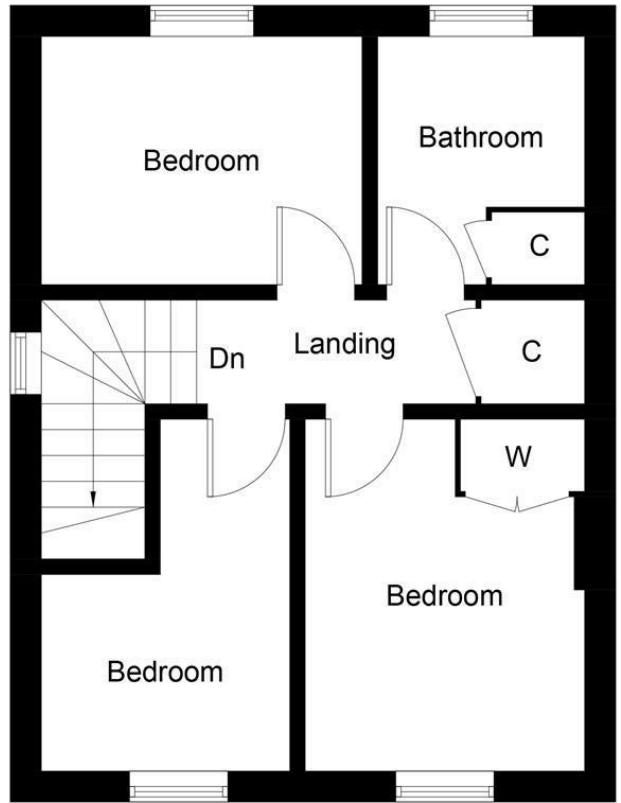


- Semi-Detached House
- Enclosed Private Rear Garden
- Close To All Local Amenities
- 3 Bedrooms
- Gas Central Heating
- \*\*CLOSING DATE FRIDAY 21st 12 NOON\*\*
- Driveway for 3 Cars
- Double Glazing





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C	67		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			87
(81-91) B			
(69-80) C	63		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	