

Simple Approach



**1 Gorse Loan, Perth  
Perthshire PH1 2SE**

**Offers over £160,000**

Simple Approach are delighted to welcome this very charming three bedroom semi detached house situated in a quiet cul-de-sac in the popular area of Tulloch to the residential market. This ideally-located home comprises a bright lounge, styled with a modern fitted wood burning stove and under stair storage, a dining kitchen with modern fitted units and space for a table as well as a door to the rear garden, two spacious double bedrooms with built in wardrobes with sliding mirror doors, and a modern bathroom with shower over bath facility. This property is perfectly place to take advantage of nearby amenities within walking distance such as shops, reputable primary schools and a Tesco Supermarket just minutes away. Externally this property boasts a front and back garden and a two car driveway to the side, lending itself to a wide range of buyers including first time buyers and growing families alike. Viewing is essential to appreciate the overall package on offer, with particular note to the beautiful condition and **Excellent** **External** **Location**.

15'1" x 13'4" (4.61 x 4.07)

**Kitchen**

17'3" x 9'3" (5.27 x 2.84)

**Bathroom**

6'11" x 6'1" (2.11 x 1.86)

**Bedroom 1**

9'11" x 10'0" (3.04 x 3.05)

**Bedroom 2**

9'2" x 12'1" (2.81 x 3.70)

**Bedroom 3**

7'2" x 7'8" (2.20 x 2.34)

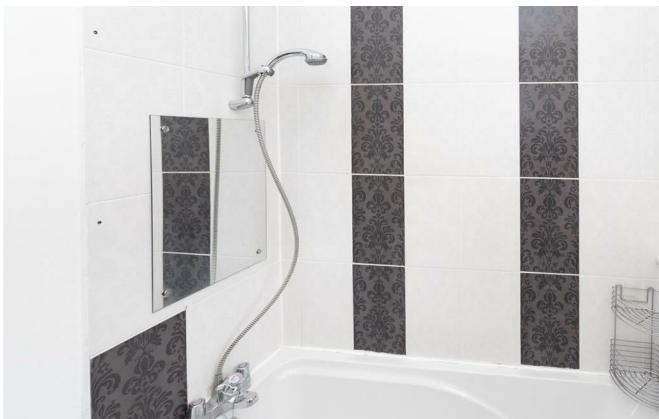
**Landing**

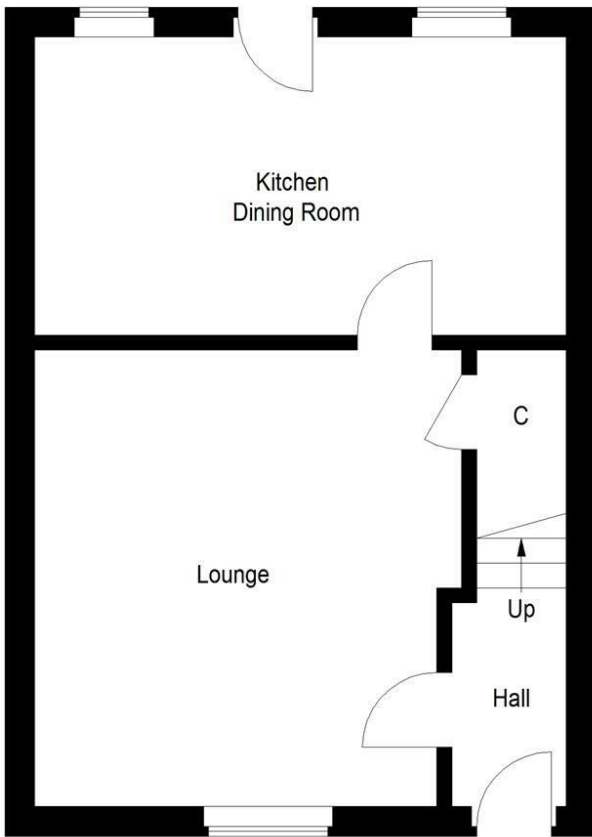
6'11" x 10'2" (2.11 x 3.10)



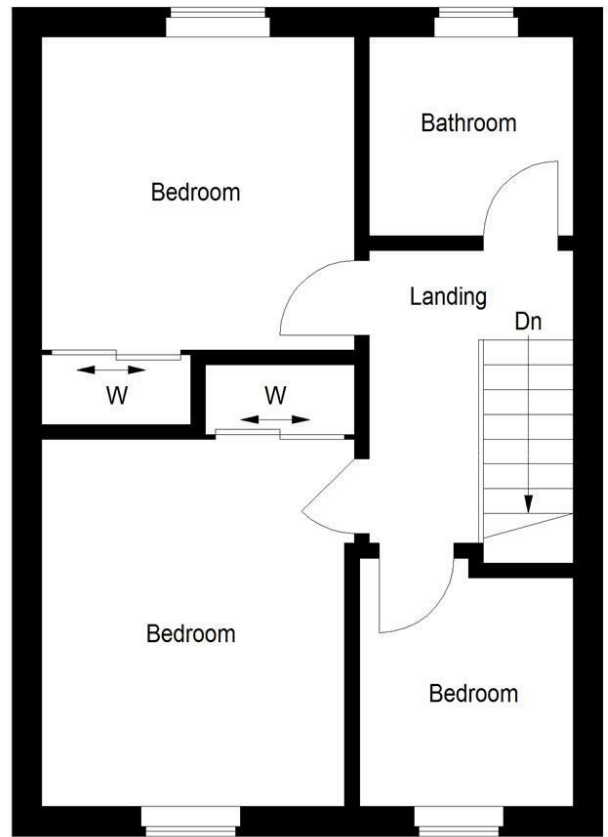


- Move In Condition Family Home
- 3 Bedrooms, 2 Double Rooms
- Modern Fitted Kitchen
- Wood Burning Stove
- Shower Over Bath
- Large Driveway To Accommodate 3 Cars





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	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>	<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		
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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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		
EU Directive 2002/91/EC		