

Simple Approach



Estate Agents



**18 Trinafour, Perth  
Perthshire PH1 2SS**

**Offers over £194,950**



Simple Approach are delighted to welcome this beautifully presented detached house in Trinafour to the residential market. Set in the heart of the ever desirable modern development in the Western Edge this property could not be better placed to take advantage of nearby amenities without compromising the benefits of a peaceful cul-de-sac location that is very family friendly. This property is the ideal family home and comes to the market in move-in condition throughout, boasting bright and spacious accommodation across two floors. Comprising; a warm and welcoming lounge with patio doors to the private back garden to the front, through to a modern kitchen with some integrated appliances and rear door access to the back garden, two double bedrooms and a third large single bedroom and a modern family bathroom. This property benefits from having sought-after features such as a sizeable private driveway to the front accommodating three cars comfortably, as well as a fully enclosed garden to the rear, gas warm air heating and double glazing. Viewing is absolutely essential to appreciate the overall space on offer, along with the excellent location.

#### **Lounge/Dining**

14'10" x 24'1" (4.53 x 7.35m)

#### **Kitchen**

9'2" x 8'8" (2.80 x 2.65m)

#### **Master Bedroom**

11'3" x 9'4" (3.45 x 2.86m)

#### **Bedroom Two**

8'7" x 12'4" (2.63 x 3.77m)

#### **Bedroom Three**

9'1" x 9'1" (2.77 x 2.77m)

#### **Family Bathroom**

6'3" x 5'5" (1.93 x 1.66m)

#### **External**

The property comes with a large driveway for 2/3 cars

and a very private back garden to enjoy with family and friends on those warm summer evenings.

#### **Location**

Trinafour is set in the heart of the Western Edge area of Perth which has traditionally been sought-after for its locality to reputable schooling and overall attractive setting with modern developments surrounding. This property could not be better located for those looking for quick commuting links to larger cities including Dundee, Edinburgh and Glasgow via the nearby Broxden roundabout and benefits from having amenities such as shops, restaurants and cafes all just minutes away. Situated on a regular bus route to Perth City Centre, this property offers excellent access for all High Street shopping as well as further offices found in the nearby Inveralmond and Broxden business centres.

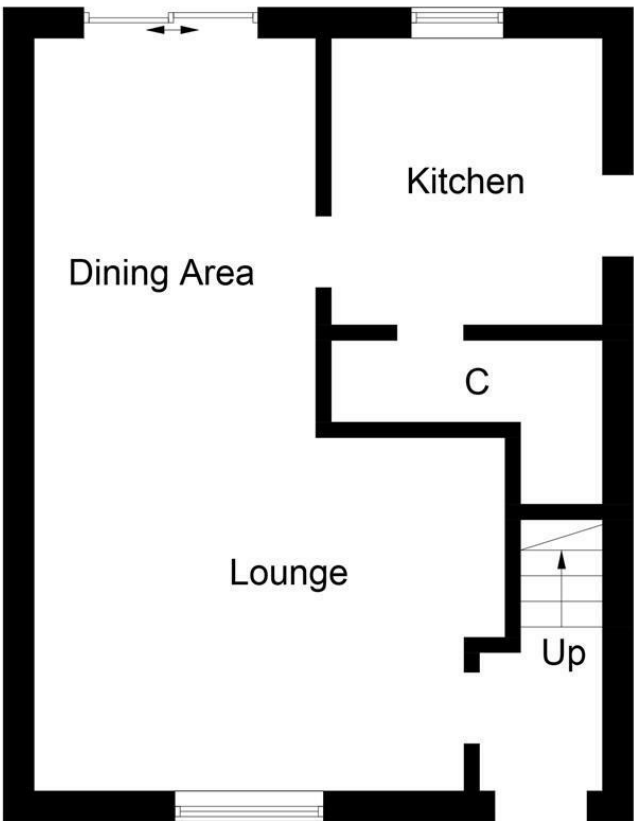




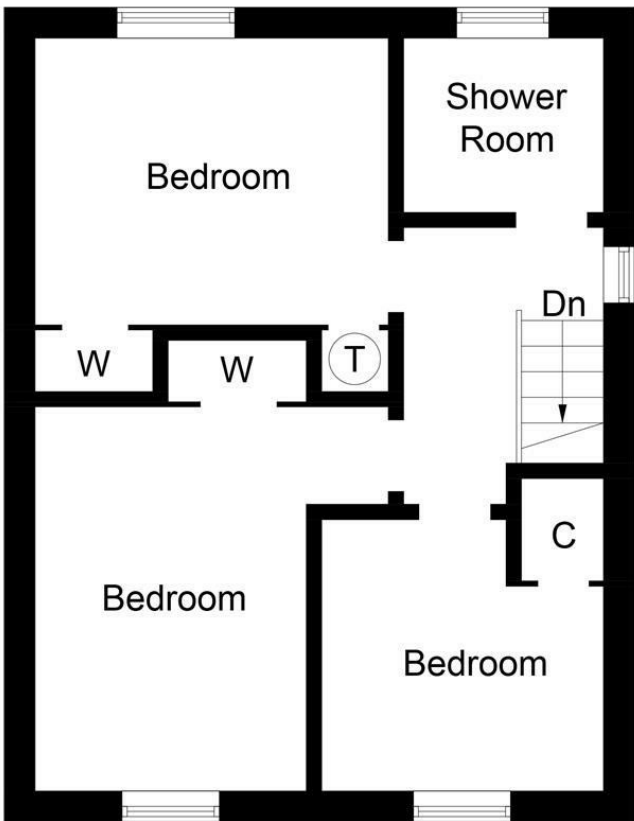


- Detached 3 Bedroom House
- Move In Immaculate Condition
- Sought After Location
- Close To The Broxden Roundabout For Easy Access For All Commuters
- Close To All Amenities





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		