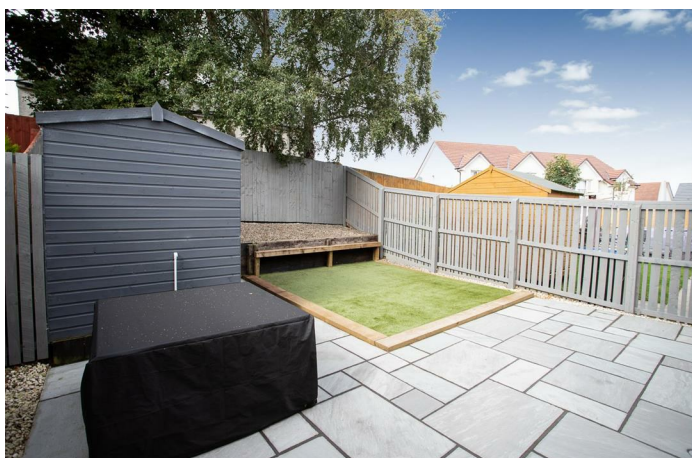


Simple Approach



14 Ethel Moorhead Place, Perth
Perthshire PH2 8FA

Offers over £189,950

Simple Approach are delighted to welcome this very charming three bedroom semi detached house situated in Ethel Moorhead Road to the residential market. This ideally-located home comprises a bright lounge, dining kitchen with modern fitted units and space for a table as well as a door to the rear garden. Boasting 3 Double Bedrooms including a fabulous En-Suite, built in mirror wardrobes and Family Bathroom. This property is perfectly placed 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 beautiful rear garden and a driveway to the front, 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 situation.

Living Room

14'1" x 15'6" (4.31 x 4.74)

Kitchen/Dining Room

17'1" x 8'9" (5.21 x 2.68)

Downstairs W/C

7'2" x 3'2" (2.19 x 0.99)

Bathroom

6'7" x 5'6" (2.02 x 1.69)

Master Bedroom

9'10" x 10'1" (3.02 x 3.09)

En-suite

2'9" x 10'4" (0.84 x 3.15)

Bedroom 2

10'4" x 6'8" (3.16 x 2.04)

Bedroom 3

11'0" x 7'1" (3.36 x 2.16)

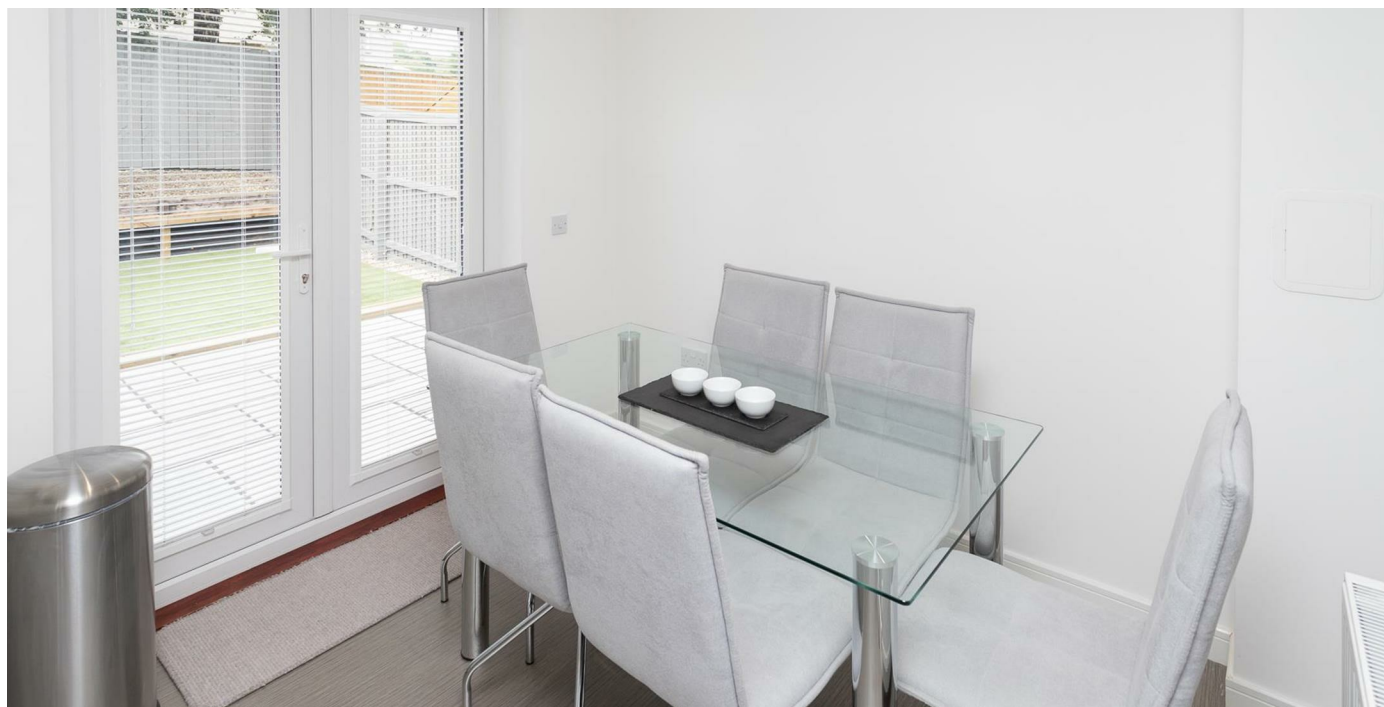
External

Externally this property benefits from having a driveway to the front and a rear garden which is fully enclosed for safety and privacy making this ideal for both children and pets. The rear garden has been thoughtfully crafted to ensure the space is easily maintained but extremely suitable for enjoying the summer sun with some outdoor furniture and a beverage.

Location

Ethel Moorhead Place is situated within the Bellway development at the top of the Edinburgh Road. This allows for some fantastic commuter links within a couple of minutes from the property, as well as a great location for transport into Perth city centre to enjoy all the amenities on offer.





- 3 Bedroom Semi-detached House
- Enclosed Garden To The Rear
- Master En-suite
- Private Drive Way
- Large Open Plan Kitchen Diner
- Move-in Condition Throughout





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		