

Simple Approach



**259 Primrose Crescent, Perth
Perthshire PH1 2QW**

Offers over £146,000

Simple Approach are delighted to welcome this bright, spacious and very well presented mid-terraced house on Primrose Crescent to the residential market. This stunning family home comes to the market in superb condition throughout and has been tastefully decorated in neutral tones from start to finish, comprising; a warm and welcoming lounge with large, front-facing window, through to a very modern dining kitchen and integrated appliances, two double bedrooms facing either side of the property and a third large single bedroom all fitted with wardrobes and a stylish family bathroom with a separate shower room to help with those busy working mornings. This family home is perfectly located on Primrose Crescent and without compromising the benefits of nearby surrounding amenities such as local shops, supermarkets and the Inveralmond Business Estate set just minutes away. Boasting sought-after features such as gas central heating, double glazing and well maintained gardens to the front and back this property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer or growing family looking for a well-situated property in move-in condition throughout, which only viewing will confirm.

Living Room

12'6" x 18'8" (3.82 x 5.70)

Kitchen

18'7" x 9'7" (5.68 x 3.04)

Bathroom

6'4" x 5'11" (1.94 x 1.81)

Landing

9'5" x 6'5" (2.88 x 1.96)

Shower Room

6'3" x 5'7" (1.91 x 1.72)

Master Bedroom

9'5" x 11'5" (2.88 x 3.49)

Bedroom Two

8'6" x 9'1" (2.60 x 2.77)

Bedroom Three

8'9" x 8'2" (2.67 x 2.49)

External

Private Driveway for 3/4 Cars and a large well maintained back garden to enjoy on the summer days.

Location

This property is well placed for its locality to nearby amenities including all businesses and shopping found in the Inveralmond Industrial Estate, as well as being a short walk from a Tesco Supermarket on Crieff Road. There is a nearby bus route that runs regularly and allows quick access into Perth City Centre for all local amenities and further High Street shopping. For the commuter this property is ideally placed as both the Broxden & Inveralmond roundabouts are within short driving distance, providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness & Glasgow.



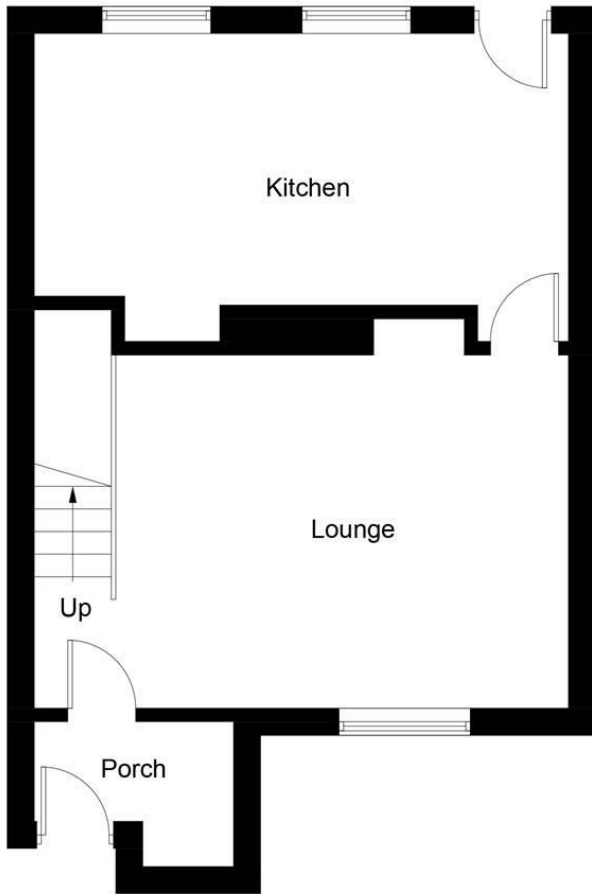


- Popular Residential Area
- Modern Fitted Kitchen

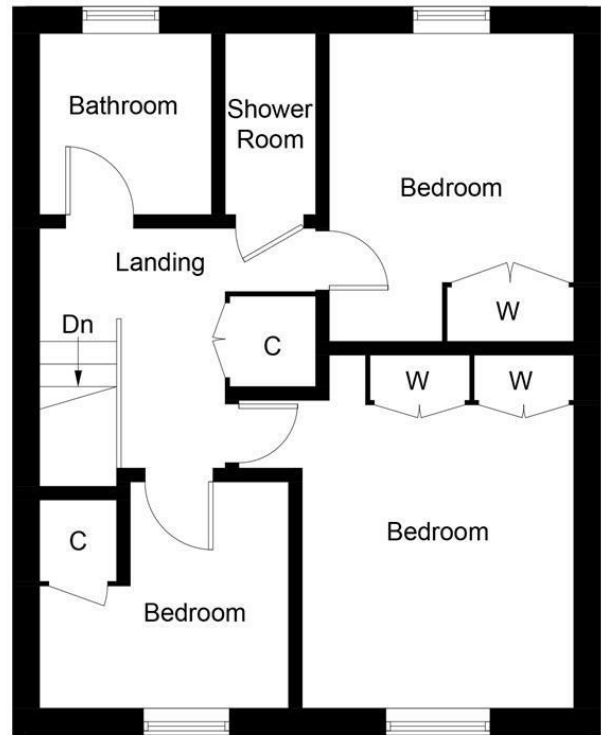
- 3 Large Bedrooms
- Driveway for 4 Cars

- Move-in Condition Throughout
- Large Rear Garden





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID679829)



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Scotland | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| Scotland | | EU Directive 2002/91/EC |