

Simple Approach



Estate Agents



**9 Harris Court, Perth
Perthshire PH1 3DD**

Offers over £124,950

Simple Approach are excited to welcome this spacious and beautifully presented mid-terraced house on Harris Court to the residential market. Set in the heart of the ever desirable area of North Muirton this property is ideally placed to take advantage of nearby amenities as well as for its accessibility to the City Centre of Perth situated just minutes drive away via regular bus route. This lovely family home comes to the market in excellent condition throughout, having been recently refurbished to a high standard, comprising; a bright and spacious lounge with fresh carpeting, a modern fitted kitchen with integrated appliances, two large double bedrooms, a small further box room housing the boiler and a fresh white family bathroom with shower over bath facility. Boasting sought-after features such as gas central heating, double glazing and a fully enclosed garden to the rear this property lends itself to a wide range of buyers and would be the perfect purchase for any first time buyer or growing family looking for a well located home in move-in condition throughout. Viewing is absolutely essential to appreciate the overall package on offer, with particular note to the tasteful decoration and quality of the recent refurbishment.

Kitchen

11'6" x 8'5" (3.53 x 2.58)

Bedroom 1

9'5" x 10'10" (2.88 x 3.32)

Bedroom 2

10'3" x 11'6" (3.14 x 3.53)

Box Room

3'7" x 4'5" (1.10 x 1.35)

Bathroom

6'8" x 5'4" (2.04 x 1.65)

External

Externally this property benefits from being mid terraced

and so has a large well maintained lawn to the front, and a fully enclosed garden to the rear. The grounds to the back are accessible from a gate as well as a rear access from the lounge and boast a generous patio area and lawn, ideal for children to play on whilst entertaining in the sunshine. There is a handy additional outside store pertaining to the property.

Location

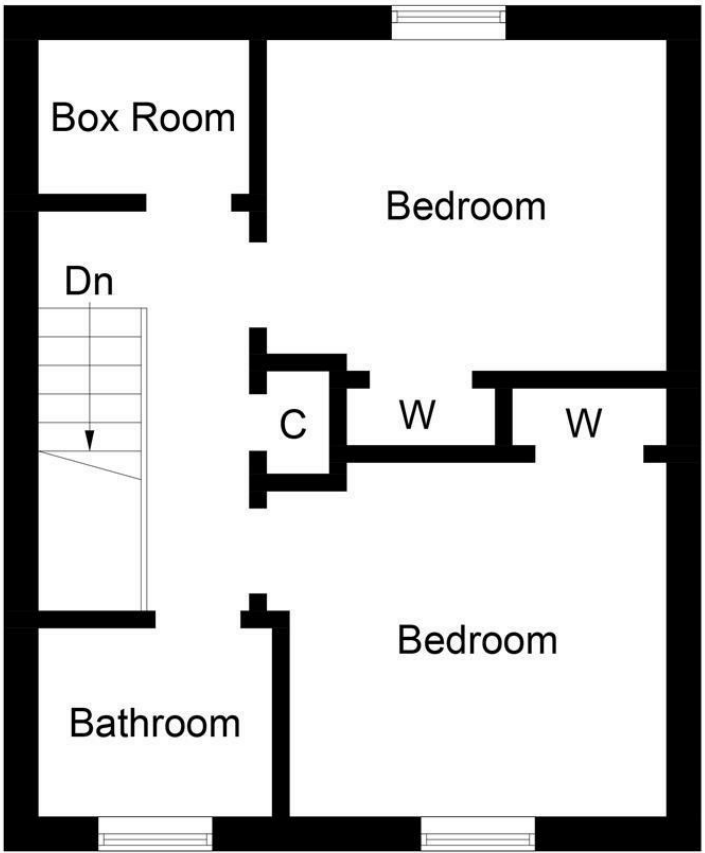
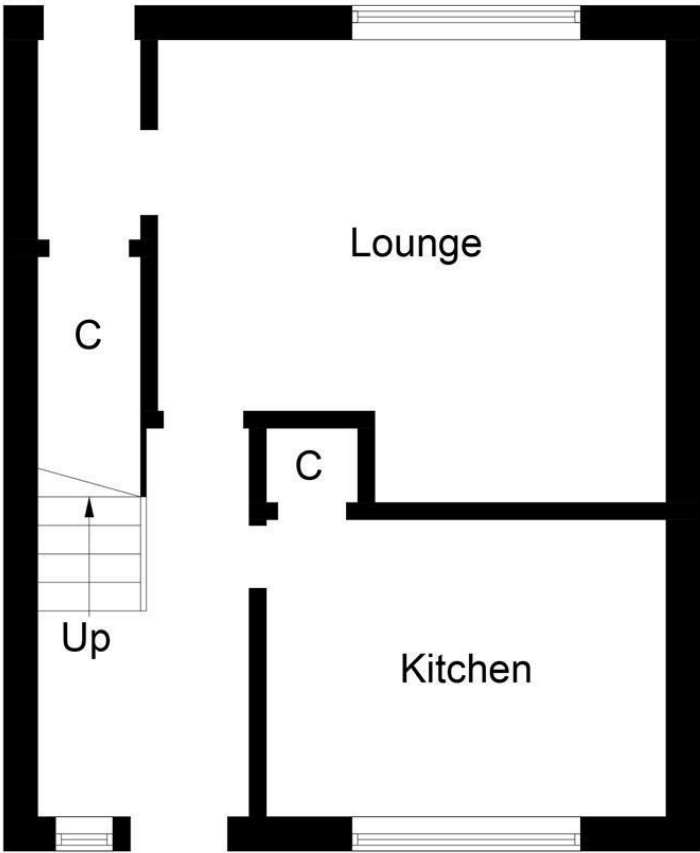
This property could not be better situated for its locality to nearby amenities such as a shop, a reputable primary school, The Grammar School and St. Johns to name just a few. There are regular bus routes that come within walking distance of this property for quick access to and from Perth City Centre and the Inveralmond Roundabout is just a few minutes drive away for quick routes into Inverness, Edinburgh, Dundee and the Central Belt, ideal for the commuter.





- 2 Bedroom Mid Terraced House
- Private Cul-De-Sac Location
- Sought After Location
- Close To All Amenities
- Move In Condition
- Double Glazing & Gas Central Heating





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	78	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC