

Simple Approach



Estate Agents



**17 Sandeman Court, Perth  
Perthshire PH1 2RB**

**Offers over £149,950**



Simple Approach are delighted to welcome this well presented property on Sandeman Place to the residential market. Set in the heart of the popular area of Tulloch in Perth this property could not be better located for its locality to nearby amenities such as a large supermarket, convenience stores and other offices and shopping found within the Inveralmond Business Centre just a few minutes away. Comprising a bright and spacious lounge, a modern fitted kitchen, a double bedroom with fitted wardrobes, a further two bedrooms and a bathroom with shower over bath facility. This property offers all the living space required by any first time buyer or buy-to-let investor looking for a well-located home in move-in condition. This lovely property also boasts sought-after features such as its own private access to the front, back garden, gas central heating and double glazing. Viewing is absolutely essential to appreciate the space and fantastic location on offer.

#### **Kitchen**

10'8" x 12'11" (3.26 x 3.94)

#### **Living Room**

19'9" x 10'9" (6.03 x 3.29)

#### **Bathroom**

9'4" x 5'6" (2.87 x 1.70)

#### **Bedroom 1**

5'7" x 9'11" (1.71 x 3.03)

#### **Bathroom 2**

9'2" x 12'10" (2.80 x 3.92)

#### **Bedroom 3**

12'5" x 12'10" (3.80 x 3.92)

#### **WC**

3'3" x 5'6" (1.01 x 1.70)

#### **Vestibule**

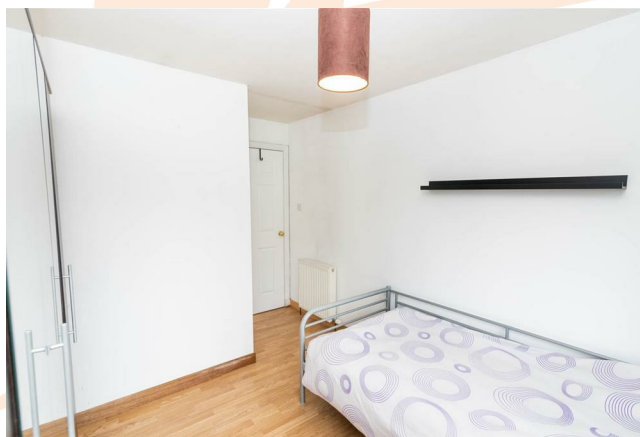
4'7" x 4'2" (1.41 x 1.28)

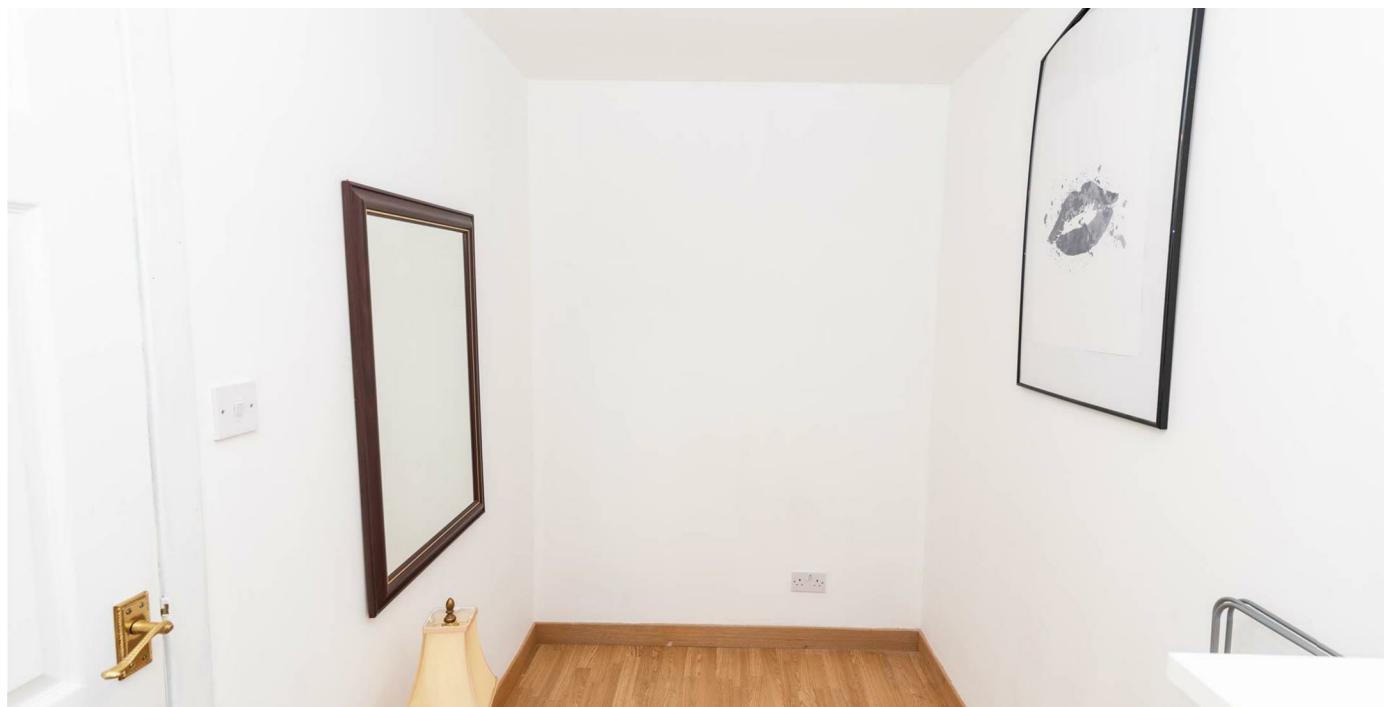
#### **External**

The exterior of this property benefits from having a sizeable rear garden which is fully enclosed with a patio, picnic and lawn area. To the front of the property there is ample on street parking available.

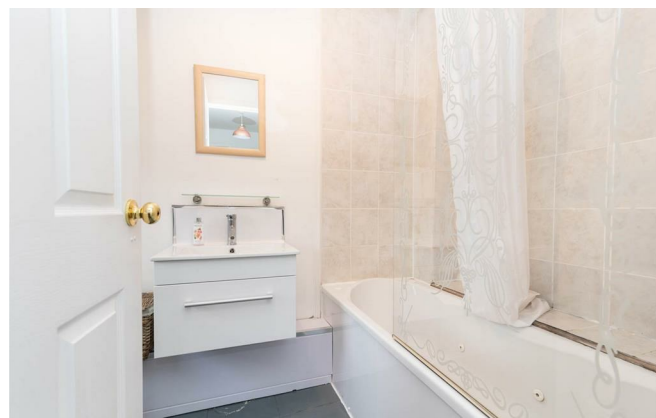
#### **Location**

Tulloch is situated in the heart of Perth and continues to be a popular residential area for its excellent access to Perth City Centre via a regular bus route and to motorway links towards Dundee, Edinburgh and the Central Belt via both Broxden and Inveralmond Roundabout just a few minutes from this property's doorstep, ideal for the commuter.





- 3 Double Bedrooms
- Gas Central Heating and Double Glazing
- On Street Parking
- Perfect Location For Commuting
- Fully Enclosed Rear Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		