

Simple Approach



Estate Agents



**25 Stronsay Court, Perth**  
**Perthshire PH1 3BX**

**Offers over £97,000**



Simple Approach are excited to welcome this beautiful bungalow on Stronsay 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 property comprises of a bright and spacious lounge, a modern fitted kitchen, one double bedroom and a bathroom with shower over bath facility. With manageable outdoor space and living across one level this will provide a perfect home for somebody wanting to downsize or first time buyers to have easy access to the many amenities available in the area. Viewing is required to appreciate the excellent location and home on offer.

### Livingroom

10'8" x 15'11" (3.26 x 4.86)

### Kitchen

5'8" x 10'8" (1.74 x 3.27)

### Bedroom

8'9" x 12'7" (2.69 x 3.86)

### Bathroom

5'9" x 8'9" (1.76 x 2.69)

### External

To the front of the property is an easily maintainable area which is mainly laid to stone chip. A welcoming garden is available to the rear and is mainly laid to lawn. There is also a small patio area to enjoy the summer sunshine.

### 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 nearby 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.






- Fantastic Location
- Spacious Rooms
- Bungalow
- Furniture & Kitchen Appliances Can Be Sold Via Separate Negotiations
- Easily Maintainable Garden
- Modern Fitted Kitchen







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(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		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC 