

Simple Approach



22 Robertson Road, Perth
Perthshire PH1 1SN

Offers over £189,950

Simple Approach are excited to welcome this bright, spacious and beautifully presented two bedroom bungalow on Robertson Road to the residential market. Set in the ever desirable Western Edge of Perth this property is ideally placed to take advantage of nearby amenities including shops, a large Supermarket, reputable schooling and all further shopping found in the Inveralmond Industrial Estate and City Centre found just minutes away in either direction. This superb property comes to the market in immaculate condition, comprising; a front-facing lounge, a fitted kitchen with ample space for family dining, two good-sized double bedrooms with fitted wardrobes and a good size shower room. The Property also benefits from the single integrated garage, double glazing, gas central heating, conservatory and a privately-owned garden to the front and rear. This property would be well suited to anyone wishing to live across one level. Viewing is highly recommended to appreciate the overall package on offer.

Livingroom

13'8" x 11'8" (4.19 x 3.58)

Kitchen

8'7" x 15'5" (2.63 x 4.70)

Bedroom 1

12'11" x 9'8" (3.95 x 2.97)

Bedroom 2

13'2" x 9'8" (4.03 x 2.97)

Bathroom

5'5" x 6'2" (1.66 x 1.90)

Conservatory

A fabulous conservatory has been added to the property so enjoyment of the outdoors can be experienced regardless of our Perthshire weather.

External

Externally the property benefits from a single garage and driveway space for two cars. Private and manageable gardens are also available which have been laid to lawn and stonechip. The Rear garden also has a dedicated patio area to allow for summer dining.

Location

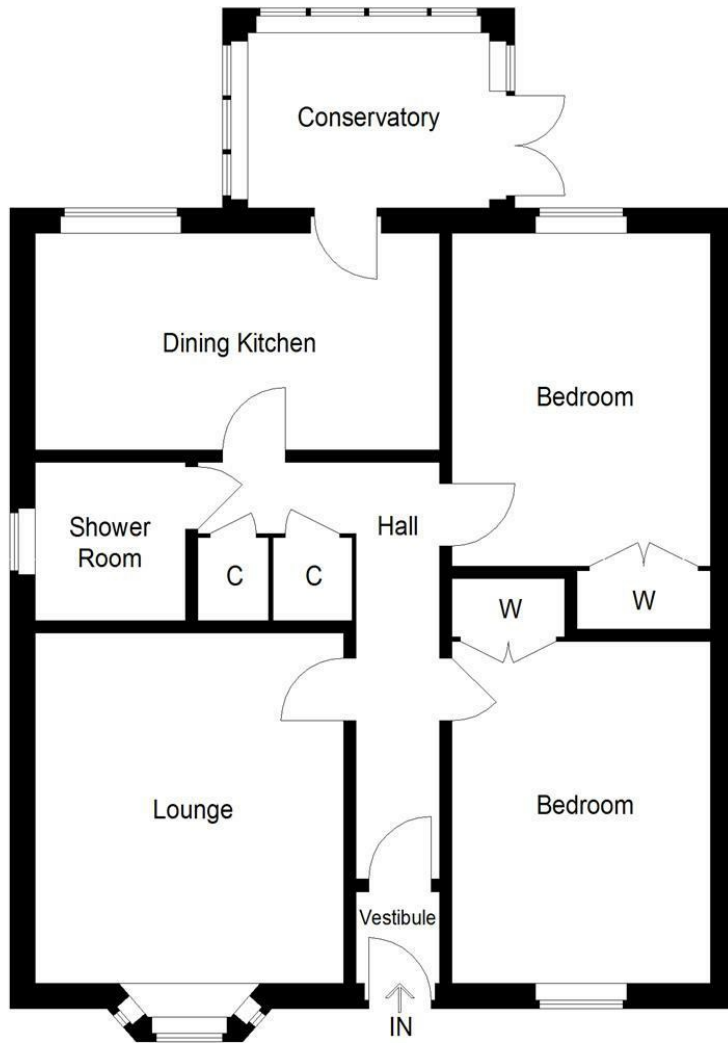
Set in the ever popular Western Edge of Perth, this family home could not be better located for its family-friendly setting without compromising the benefits of being within minutes of local amenities such as a nearby shop, restaurants and a large supermarket, as well as being just off a regular bus route towards Perth City Centre for all High Street shopping. Broxden and Inveralmond roundabouts are just a short drive away offering quick links towards Dundee, Edinburgh and the Central Belt.



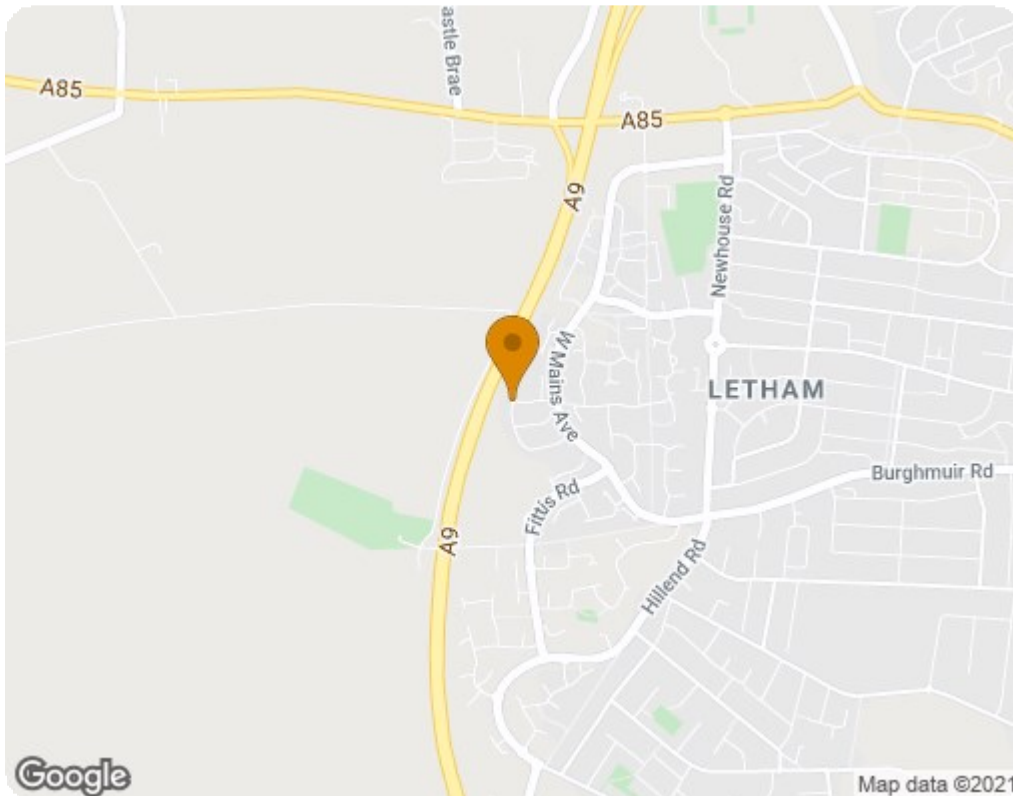


- Western Edge Location
- Double Glazing
- Two Double Bedrooms
- Garage and Driveway
- Gas Central Heating
- Private, Secure Rear Garden





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B		72	
(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	