

Simple Approach



**57A Balhousie Street, Perth**  
**Perthshire PH1 5HW**

**Offers over £117,000**

Simple Approach are delighted to welcome this very well presented and generously proportioned ground floor Half Villa on Balhousie Street to the residential market. This stunning property comes to the market in beautiful condition throughout, having been decorated in modern and neutral tones from start to finish. Comprising; a bright and welcoming entrance hall, through to a large family lounge with lovely original features including high ceilings and bay window towards the front, a spacious kitchen with ample space for family dining, one double bedroom and a spacious family bathroom with a fresh white bathroom suite. This Victorian home is the ideal purchase for those looking for modern living across one accessible floor, with an appreciation for period charm and character without compromising the benefits of a move-in condition property, including the installation of Solid Oak flooring throughout the kitchen & hallway and a high quality paint used for decorating most living spaces. This superb property boasts home comforts such as gas central heating and double glazing and sought-after features such as a private aspect of a driveway for one car and a privately-owned section of a well-maintained garden to the rear. All factors which help lend this fabulous property to a wide range of buyers, particularly to first time buyers, growing families or mature buyers seeking their forever home. Viewing is absolutely essential to appreciate the overall package on offer, with particular note to the excellent location, space and attractive accommodation.

**Entrance Hallway**

3'9" x 19'10" (1.16 x 6.07)

**Livingroom**

14'11" x 16'6" (4.56 x 5.04)

**Kitchen**

11'10" x 12'2" (3.61 x 3.71)

**Utility**

11'1" x 3'5" (3.38 x 1.06)

**Bedroom**

11'11" x 11'10" (3.64 x 3.62)

**Bathroom**

7'1" x 7'7" (2.16 x 2.32)

**Ext**

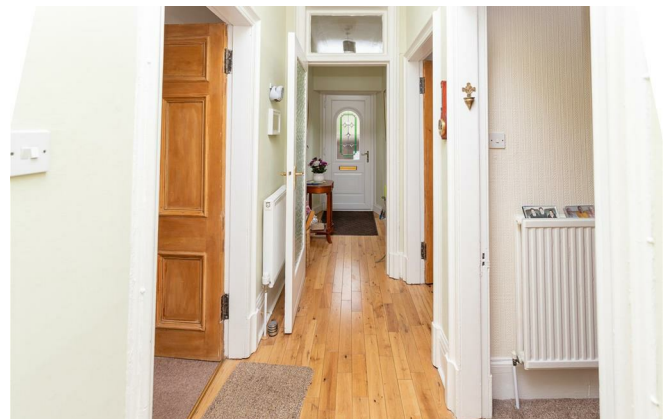
**Loc**

This property could not be better located to take advantage of all amenities found in the City Centre just minutes away, without compromising the benefits of a peaceful residential street. The convenience of the location enables easy access to all local amenities, including Perths Centre which provides all High Street shopping, a wide range of reputable Primary and Secondary schooling, as well as quick access to both Perth Train and Bus Stations, ideal for the commuter.





- Private Rear Very Well Maintained Garden
- Traditional Features Throughout
- Close To All Aemenities
- 5 Minute Walk to the City Centre and The North Inch Park
- Close To A Bus Stop For Ease Of Commuting
- Move In Immaculate Condition





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(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		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	