

Simple Approach



Estate Agents



**10 Evelyn Terrace, Perth
Perthshire PH2 0BP**

Offers over £224,950

Simple Approach are delighted to welcome this immaculately presented and beautifully designed detached bungalow on Evelyn Terrace to the residential market. Set in the heart of sought-after area of Craigie in Perth this stunning family home is ideally placed to take advantage of reputable schools, shops and to amenities found in the City Centre just minutes away. This property comes to the market in excellent condition throughout, having been completely renovated from start to finish, including a recently fitted kitchen, a newly carpeted lounge, a stylish bathroom and fresh, neutral decoration to name just a few features all on offer with this elegant property. Boasting further sought-after features such as gas central heating, double glazing and a private driveway accommodating several cars comfortably this very sophisticated and ultimately very special home lends itself to a wide range of buyers, and would be the ideal purchase for any growing family looking for all of the internal benefits of a modern build property without compromising the features of a period family home. This great home has a large scope for extension to rear and has previously had planning permission to double the property is size. Viewing is absolutely essential to appreciate the high quality of fixtures and finishings as well as the excellent location and the very generous plot that this property is set on.

Lounge
12'5" x 16'4" (3.8m x 5.0m)

Kitchen
9'10" x 11'5" (3.0m x 3.5m)

Bedroom 1
12'5" x 12'9" (3.8m x 3.9m)

Bedroom 2
10'2" x 12'5" (3.1m x 3.8m)

Bathroom
6'10" x 7'6" (2.1m x 2.3m)

External
Externally the property benefits from extensive garden grounds to the front, side and rear including a large gravel driveway providing off street parking for a number of cars leading from the front down the side. At the rear the

garden is easily maintained as it is mainly laid to gravel chip and has a large decking ideal for outdoor furniture to enjoy and entertain in the Summer months. This property has excellent potential to be extended into the generous garden grounds to the rear, where neighbouring properties have completed the same works to create sizeable family homes.

Location
Craigie is a popular residential area within Perth, sought-after for its close proximity to a large supermarket, petrol station, shops, restaurants, salons and takeaways as well as leisure facilities such as Perth Leisure Pool, Dewars ice rink and the North and South Inch parklands. There are three reputable primary schools and two high schools within walking distance. For the commuter there is the Bus & Train Stations close by with easy access to the major road networks to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.

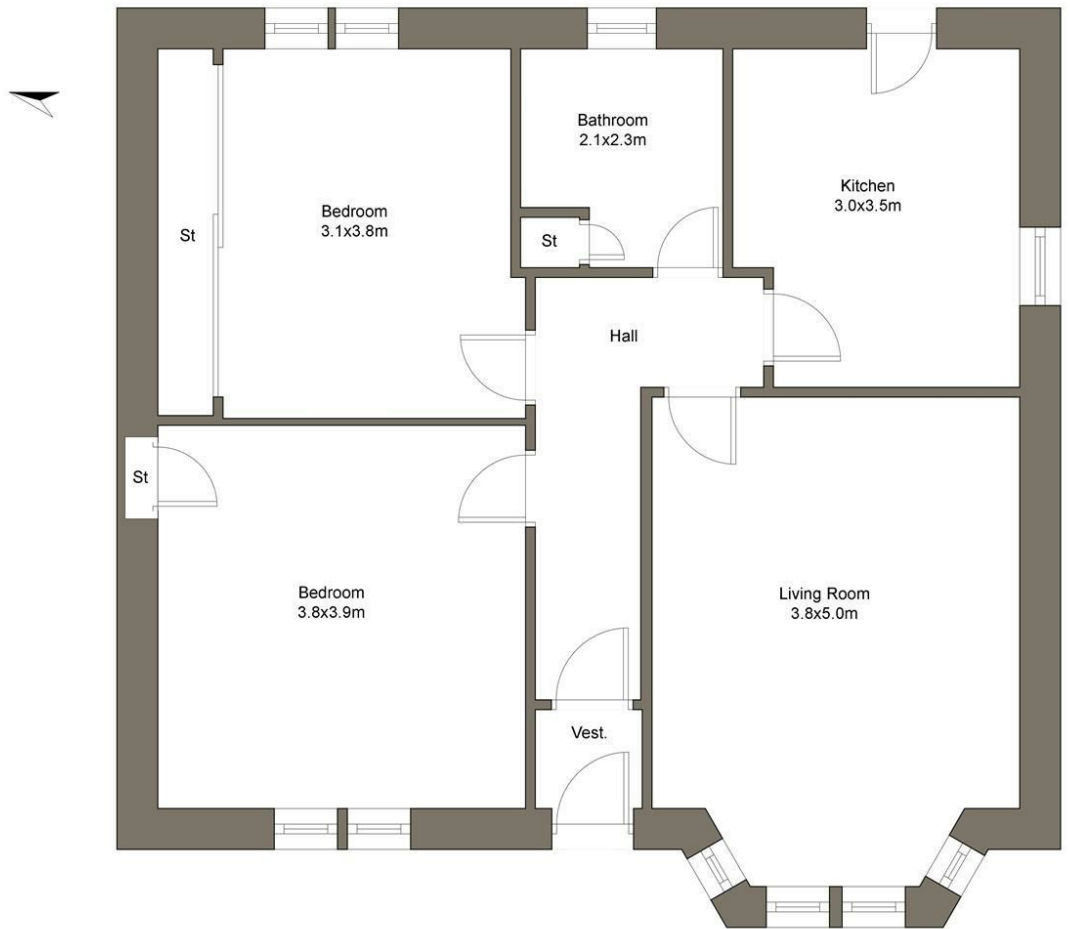




- Stunning Two Bedroom Detached Bungalow
- Gas Central Heating & Double Glazing
- Brand New Boiler & Central Heating System
- Large Gravel Driveway to Front & Side
- Beautifully Presented Throughout
- Large Plot Ideal For Extending
- Highly Sought-After Residential Area
- Extensive Garden Grounds Surrounding



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 Plan not to scale.
 For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	