

Simple Approach



**74 Dunkeld Road, Perth
Perthshire PH1 5AW**

Offers over £152,000

Simple Approach Estate Agents are pleased to bring to the market this well proportioned three bedroom, semi detached house in the very popular residential area of Perth. This property comes to the market in move-in condition throughout. This property benefits from three double bedrooms, lounge, kitchen, bathroom and an upstairs WC. This property also boasts many sought after features such as gas central heating, double glazing, enclosed rear garden and large driveway to the front. This area has good access to all local amenities, regular bus routes to the City Centre and beyond and within a short walk to the North Inch Park Lands. Perth City Centre offers excellent amenities which include railway station, hospital, primary and secondary education, cafes, restaurants, high street retailers, cinema, conference centre and swimming pool are just nearby. Perth has also excellent road links within the central belt of Scotland via the A90, and the A9 to Dundee, Edinburgh, Stirling, Glasgow and North to Inverness making commuting very easy.

Living room
11'6" x 13'7" (3.52 x 4.15)

Kitchen
12'11" x 7'8" (3.96 x 2.36)

Bathroom
5'2" x 7'9" (1.59 x 2.37)

Entrance Hallway
13'7" x 5'11" (4.15 x 1.82)

Bedroom 1
11'1" x 9'5" (3.39 x 2.89)

Bedroom 2
8'0" x 12'0" (2.45 x 3.67)

Bedroom 3
7'8" x 9'5" (2.35 x 2.88)

Upstairs w/c
5'5" x 2'9" (1.67 x 0.86)

Location
This property benefits from being within minutes of all High Street shopping with Perth Bus & Train Station situated just minutes away, ideal for the commuter. There is easy access to the motorway networks in every direction from the centre of Perth leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.

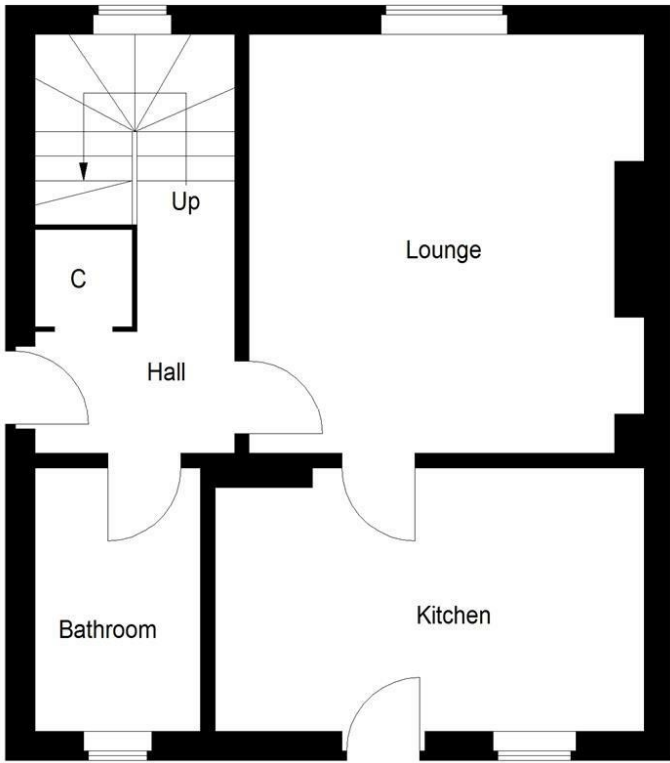
Perth City Centre offers a wide range of nearby amenities such as a variety of shops, restaurants, bars and leisure facilities to name just a few, making this property the perfect purchase for those looking to be on the outskirts of a vibrant centre without compromising the benefits of a spacious family home.



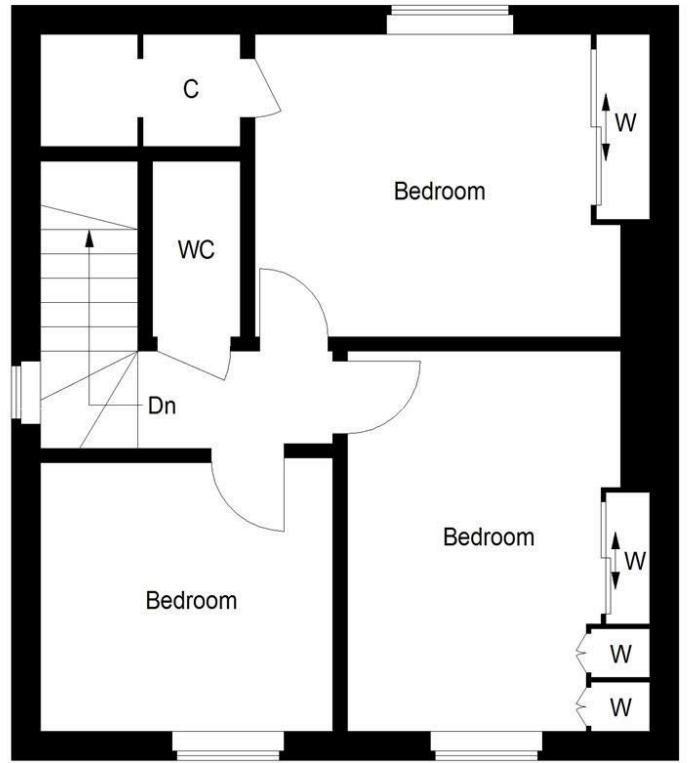


- 3 Double Bedrooms
- Gas Central Heating
- Double Glazing
- Large Enclosed Family Garden to Rea
- Private Driveway Accommodating Multiple Cars





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		