

Simple Approach



Estate Agents



**2 Kinnaird Bank, Perth
Perthshire PH2 0DH**

Offers over £249,950

Simple Approach are delighted to welcome this stunning stone-built semi-detached family home on Kinnaird Bank in Craigie to the residential market. This outstanding property boasts a lovely blend of traditional and contemporary style throughout each living space. This property boasts spacious accommodation across two floors, comprising; an elegant lounge with stunning fireplace and wood flooring, a separate sitting room with wood burning stove and a modern country-style kitchen all set across the ground floor. The upper floor boasts two good sized double bedrooms and a further third large, single bedroom with ample space for freestanding furniture. This attractive home boasts beautiful original features such as high ceilings and a lovely bay window to the front, ideal for those with an appreciation for period properties in superb condition throughout.

This is the ideal purchase for those with a love for late-Victorian and Edwardian character, alongside modern comforts such as gas central heating and double glazing. Viewing is absolutely essential to appreciate the space on offer, as well as the period charm, tasteful decor and ideal central location.

Livingroom

12'9" x 17'5" (3.91 x 5.32)

second lounge

13'7" x 11'6" (4.16 x 3.53)

Kitchen

10'3" x 9'2" (3.13 x 2.81)

Dining Area

12'11" x 9'5" (3.94 x 2.89)

Bathroom

7'4" x 8'6" (2.25 x 2.60)

Bedroom 1

11'4" x 10'4" (3.46 x 3.16)

Landing

16'9" x 6'2" (5.13 x 1.89)

Bedroom 2

12'8" x 10'4" (3.88 x 3.15)

Bedroom 3

6'3" x 8'6" (1.91 x 2.60)

External

Externally this property benefits from being set on a good-sized plot, with ample garden grounds to the rear. The garden has been very well maintained and is fully enclosed with wooden fencing for added privacy and for children and pets to play safely. A patio area can also be found to allow for relaxed dining in the summer warmth. To the front of there is a stone-chip garden which has been secured with metal fencing

Location

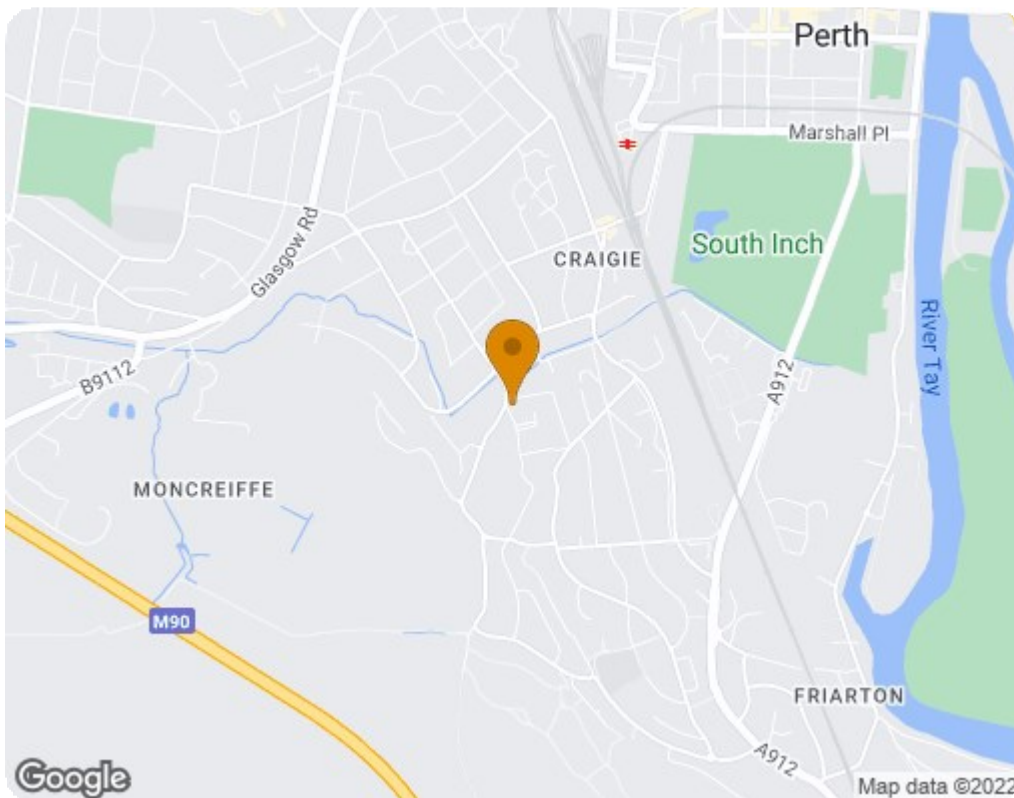
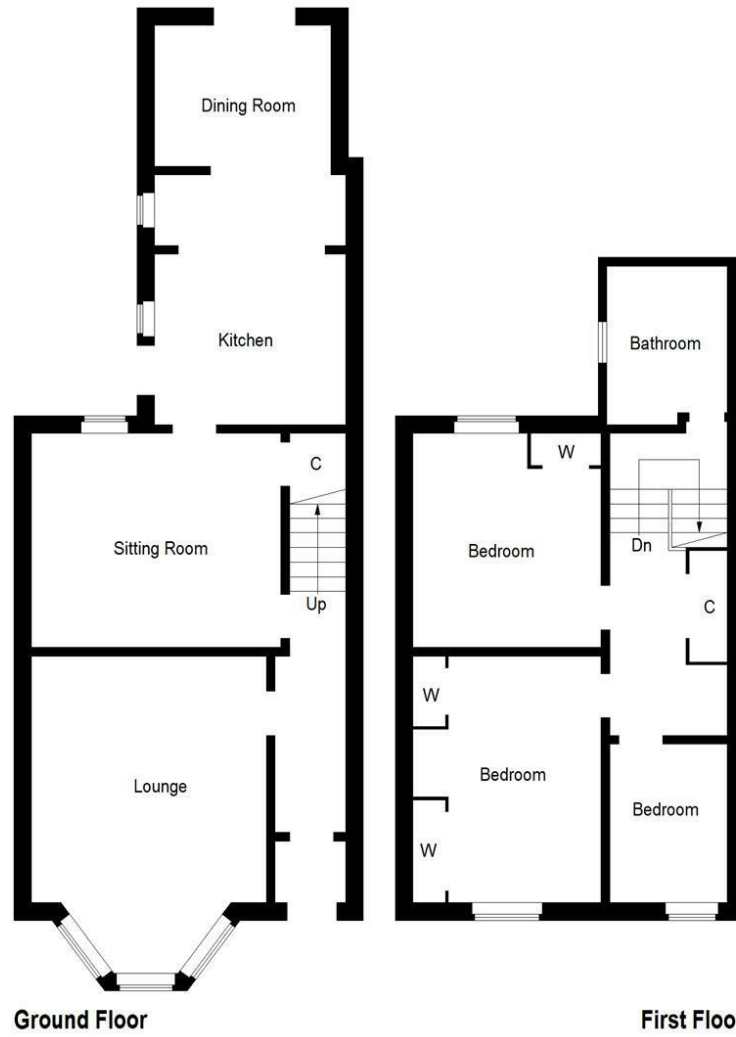
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow. The property also benefits from being a short walk from the Cherrybank Inn, with local dog walks around Buckie Braes and a regular bus route into town just minutes away.





- Desirable location
- Lounge with open fire
- Gas Central Heating
- 3 Good size Bedrooms
- Separate sitting Room with wood burning stove
- Double Glazing
- Modern Kitchen / Diner
- Well maintained rear garden space





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 49 | |
| (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 | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 46 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| Scotland | | EU Directive 2002/91/EC | |