

Simple Approach



**40 Preston Watson Street, Perth**  
**Perthshire PH2 7UR**

**Offers over £224,950**



Simple Approach are delighted to welcome this immaculately presented mid-terrace house set in the heart of Errol to the Perthshire market. This beautiful family home is set within a modern development on Preston Watson Street which boasts open fields and semi-rural living without compromising locality to amenities such as Errol Primary School, Shops and a post office to name a few all very close to hand. This superb property comes to the market in excellent condition throughout, comprising; a front-facing lounge, a contemporary large dining kitchen with some integrated appliances, a ground floor W.C. The second floor comes with four double bedrooms with integrated wardrobes and master en-suite shower room along with a walk in large wardrobe and a modern family bathroom. The property has been very well maintained by the current owner, giving this home a very clean and fresh feel throughout with modern decoration and great attention to detail from start to finish. This property is ideally suited to any first time buyer or growing family looking for a well-located home in move-in condition, which only viewing will confirm.

**Living Room**  
11'6" x 16'3" (3.51 x 4.97)

**Kitchen**  
9'0" x 13'6" (2.76 x 4.13)

**Utility**  
5'2" x 5'8" (1.59 x 1.73)

**Dining Room**  
9'10" x 9'0" (3.01 x 2.75)

**Downstairs w/c**  
5'10" x 2'5" (1.78 x 0.74)

**Bedroom 1**  
9'10" x 8'2" (3.01 x 2.49)

**Bedroom 2**  
9'11" x 7'9" (3.04 x 2.38)

**Bathroom**  
6'4" x 6'3" (1.95 x 1.92)

**Bedroom 3**  
8'1" x 9'7" (2.48 x 2.93)

**Bedroom 4 (Master)**  
9'8" x 11'5" (2.97 x 3.49)

**En Suite**  
6'4" x 4'9" (1.95 x 1.47)

**Walk in Wardrobe**  
18'0" x 5'2" (5.50 x 1.60)

**Outhouse/Gym**  
13'11" x 10'11" (4.26 x 3.35)

**Entrance Hallway**  
14'7" x 9'0" (4.45 x 2.75)

**External**  
Beneficial features of this property include a private enclosed garden ideal for children and a residential car park to the front of the property offering two spaces per property. The rear gardens enjoys an immaculate spacious glazed pergola decking area to enjoy in all weathers, this property also comes with an insulated summer house that is currently being used a gym.

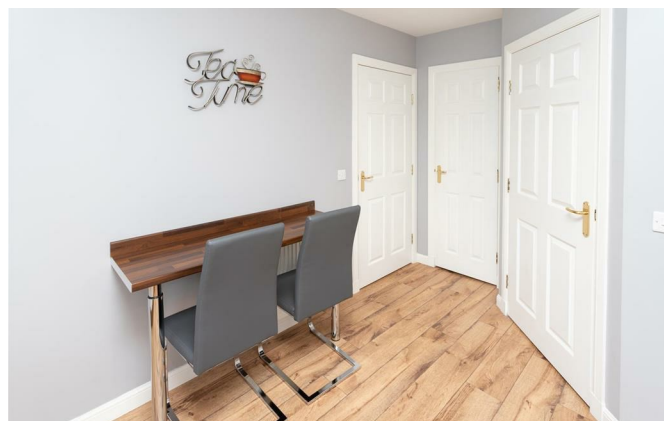
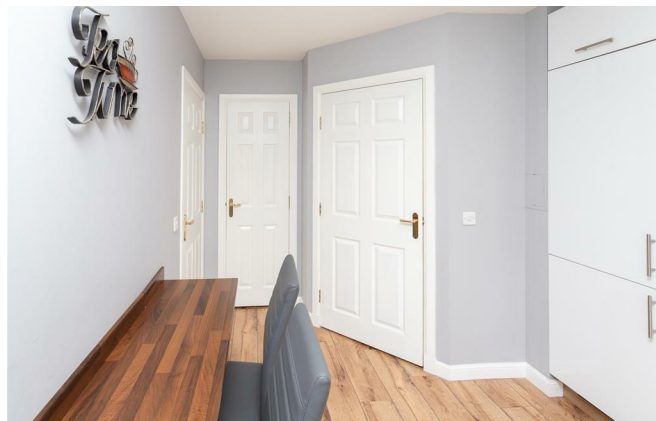
**Location**  
The village of Errol lies a perfect distance between Perth and Dundee, so the local commuter can benefit from being within close proximity of all amenities found in both major cities. The village itself offers its very own High Street with a local shop, pub, post office, butchers and the reputable Errol Primary School just a few minutes away for those with young children.







- Immaculate 4 Bedroom Mid-Terraced House
- Private Back Garden With Glazed Pergola Decking Area and An Insulated With Mains Electric Summer House With Attached Shed Area For Extra Storage
- Close To All Local Amenities
- Ample Residential Parking
- Gas Central Heating & Double Glazing
- Walk In Wardrobe In The Master Bedroom



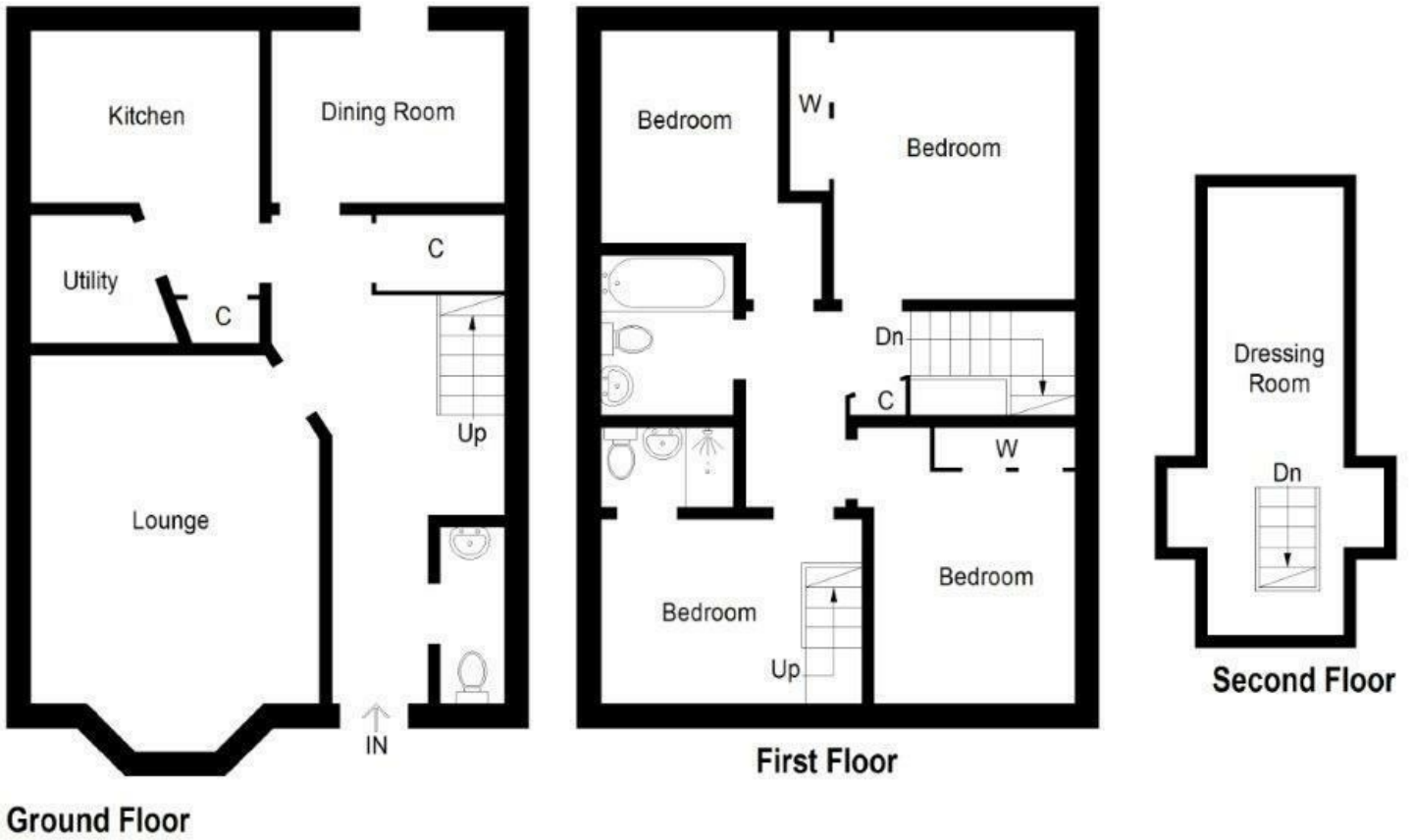


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G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