

Simple Approach



**187 Bute Drive, Perth  
Perthshire PH1 3DF**

**Offers over £124,950**

Simple Approach are pleased to bring to the market this spacious end-terrace two bedroom house with box room in the highly desirable area of North Muirton. This great home is set over two floors and comprising a modern dining kitchen, and a bright and spacious lounge on the ground floor level. Upstairs there are the two generous double bedrooms and a family bathroom with shower over bath facility. Boasting features such as ample on street parking, gas central heating and double glazing, this excellent property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer, investor or growing family looking for a well-located property in move-in condition throughout. The property is ideally placed to take advantage of all the amenities close to hand such as the primary school, local shops and the Inveralmond Industrial Estate minutes away. Viewing is absolutely essential to appreciate the overall space and superb location on offer.

**Livingroom**

11'3" x 12'0" (3.43 x 3.66)

**Kitchen**

14'2" x 8'11" (4.33 x 2.72)

**Bedroom 1**

9'1" x 11'1" (2.79 x 3.39)

**Bedroom 2**

10'8" x 9'9" (3.27 x 2.98)

**Boxroom**

4'0" x 5'10" (1.23 x 1.78)

**Bathroom**

6'3" x 4'8" (1.93 x 1.43)

**Entrance Hallway**

14'11" x 5'6" (4.55 x 1.69)

**External**

Externally this home has easily maintained garden grounds to the rear which are enclosed for safety and privacy making this ideal for both children and pets. Mainly laid to paving stones and grass perfect for entertaining in the summer months as well as plenty of residential parking readily available where needed.

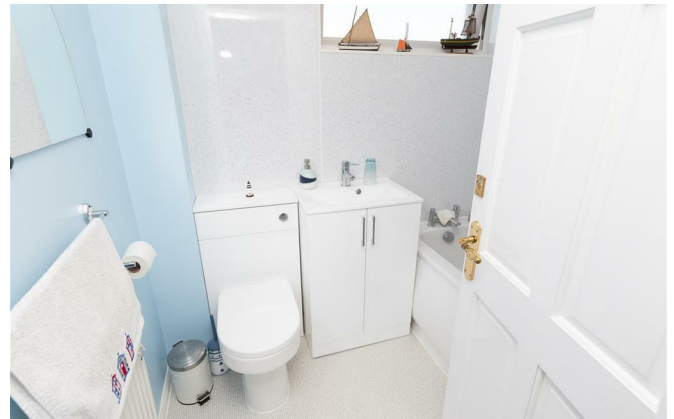
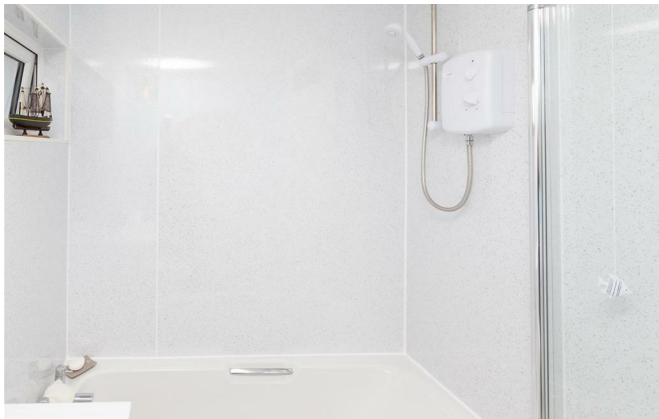
**Location**

This property could not be better situated for its locality to nearby amenities such as a shop, a reputable primary school, The Grammar School and St. Johns to name just a few. There are regular bus routes nearby for quick access to and from Perth City Centre and the Inveralmond Roundabout is just a few minutes drive away for quick routes into Inverness, Edinburgh, Dundee and the Central Belt, ideal for the commuter.






- 2 Double Bedroom House
- Gas Central Heating and Double Glazing
- Enclosed Rear Garden
- Great Family Home
- Ample On Street Parking Available
- Close To All Local Amenities





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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 CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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