

Simple Approach



**17 Park Place, Perth
Perthshire PH2 0HB**

Offers over £172,000

Simple Approach are delighted to welcome this ideally situated 3 Bedroom Semi-Detached House on Park Place to the residential market. Set in the heart of the ever popular area of Craigue, this property could not be better located for its close proximity to nearby amenities as well as Perth Train & Bus Station both just minutes away. Comprising a spacious front-facing lounge, dining kitchen, three double bedrooms and a shower room, this property is an ideal purchase for any first time buyer or buy to let investor looking for a home in one of the most sought-after locations within Perth. Boasting excellent sought-after features such as double glazing, gas central heating generous gardens and a private driveway. This great property must be viewed in order to appreciate the space and location on offer. This property would benefit from upgrading throughout.

Formal Livingroom

11'8" x 17'3" (3.57 x 5.27)

Downstairs w/c

5'2" x 2'5" (1.59 x 0.76)

Lounge/Family room

11'8" x 11'8" (3.58 x 3.57)

Boiler Cupboard/ Boxroom

6'9" x 6'11" (2.07 x 2.11)

Porch

11'8" x 7'1" (3.56 x 2.17)

Kitchen

12'7" x 6'9" (3.84 x 2.07)

Bathroom

6'9" x 6'9" (2.07 x 2.08)

Bedroom 1

8'8" x 11'8" (2.66 x 3.58)

Bedroom 2

9'3" x 6'7" (2.83 x 2.02)

Bedroom 3

12'11" x 9'7" (3.94 x 2.93)

External

This property comes with a private rear garden and a driveway to the front. Just a small walk away from all local amenities to make life easy for the potential purchaser.

Location

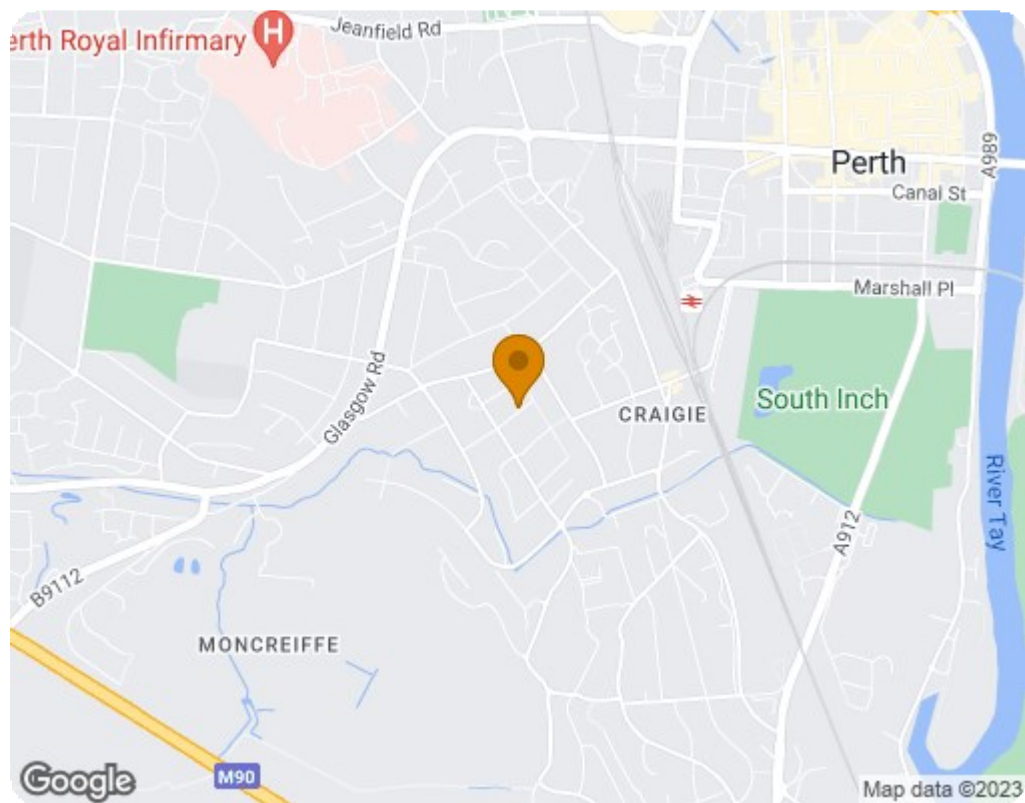
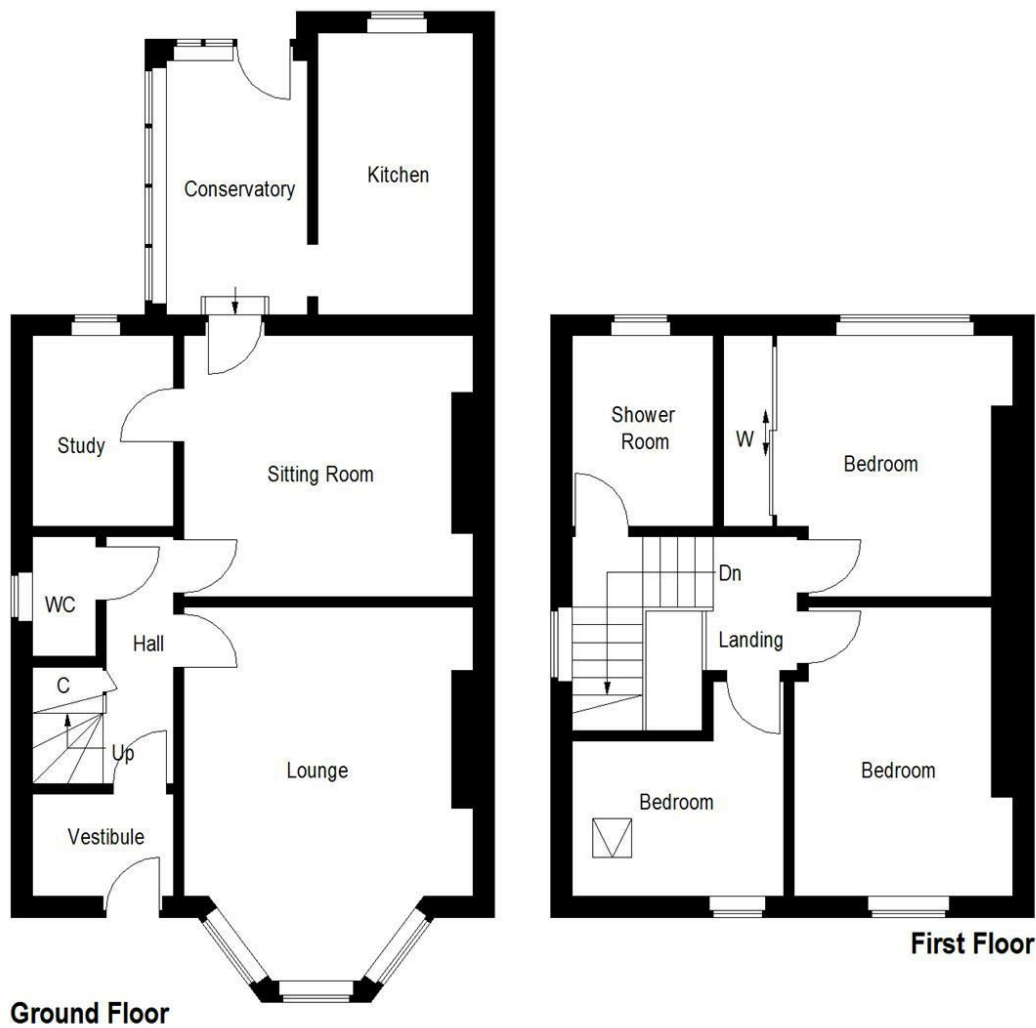
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.





- Partial Upgrading Needing Done
- Close To All Local Amenities
- Great Sought After Location
- Private Rear Garden & Driveway
- Spacious Rooms Throughout
- Ideal Family Home





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	53	
(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		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D	44	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC