

Simple Approach



11 Douglas Court Fairfield Avenue, Perth
Perthshire PH1 2TL

Offers over £124,950

Simple Approach are excited to welcome this beautifully presented Semi-Detached House in the ever popular area of Perth to the residential market. This ideal family home comprises a bright and spacious lounge-dining area, modern fitted kitchen, immaculate bathroom, two generously proportioned double bedrooms with large windows allowing light to stream in, all decorated to a very high standard throughout. Externally, this property benefits from well maintained gardens to the front and rear, with enclosed grounds to the back. This property could not be better located for its quick access to amenities such as a large supermarket, nearby shops and two reputable primary schools all just a short walk away, as well as being on a regular bus route to and from Perth City Centre. Boasting sought-after features such as gas central heating and double glazing, this warm and welcoming home is the perfect purchase for any first time buyer or growing family looking for a well-located property in move in condition- which only viewing will confirm.

Kitchen

7'3" x 8'8" (2.22 x 2.66)

Livingroom

14'7" x 13'9" (4.47 x 4.20)

Bathroom

5'11" x 5'8" (1.81 x 1.74)

Bedroom

7'1" x 11'0" (2.16 x 3.37)

Bedroom

11'5" x 12'7" (3.48 x 3.86)

External

There are private garden grounds to the rear which are enclosed providing safety and privacy for both children and pets, this area is overall a perfect spot to entertain in the sunshine!

Location

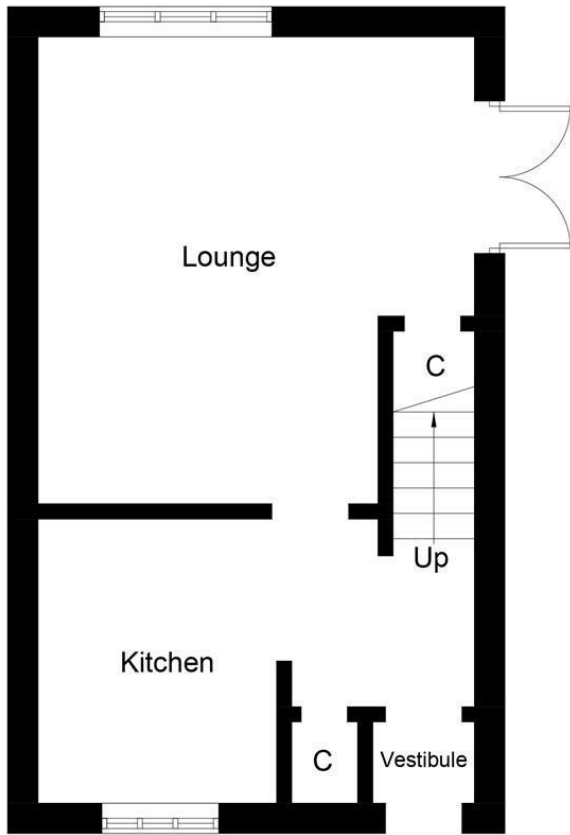
The property is in a sought-after location and benefits from nearby shops, Primary Schools and a few large Supermarkets, as well as being on a regular bus route to and from Perth City Centre.



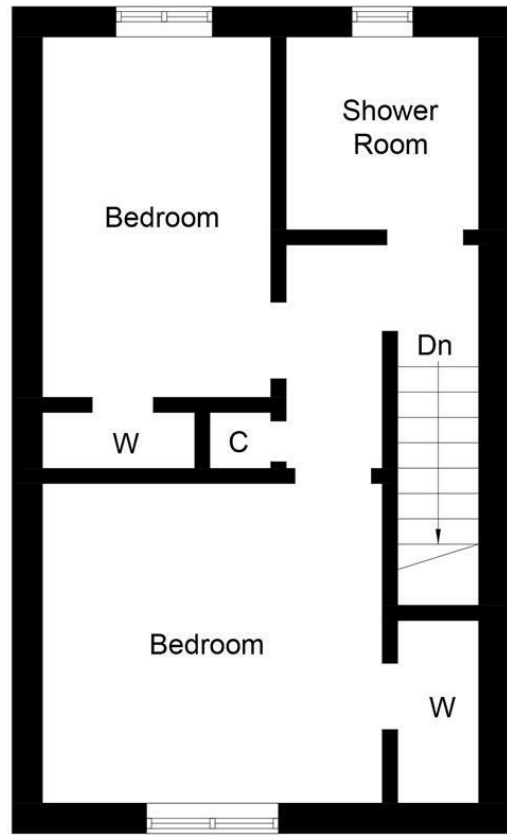


- Semi-Detached Two Bedroom House
- Close To All Local Amenities
- Driveway For Two/Three Cars
- Sought After Residential Location
- Double Glazing & Gas Central Heating





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
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