

Simple Approach



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

Offers over £149,000

***** CLOSING DATE SET WEDNESDAY 16TH DECEMBER 12 NOON *****

Simple Approach are delighted to welcome this ideally situated 2 Bedroom Semi-Detached House on Park Place to the residential market. Set in the heart of the ever popular area of Craigie, 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, two 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.

Lounge

14'11" x 10'7" (4.55 x 3.24)

Kitchen

14'11" x 6'9" (4.55 x 2.06)

Bedroom

15'4" x 10'0" (4.69 x 3.07)

Bedroom

11'8" x 8'6" (3.57 x 2.61)

Bathroom

6'0" x 4'3" (1.84 x 1.30)

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.

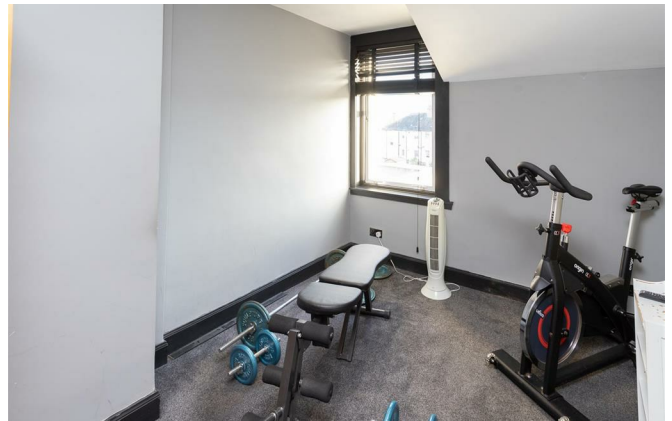
Location

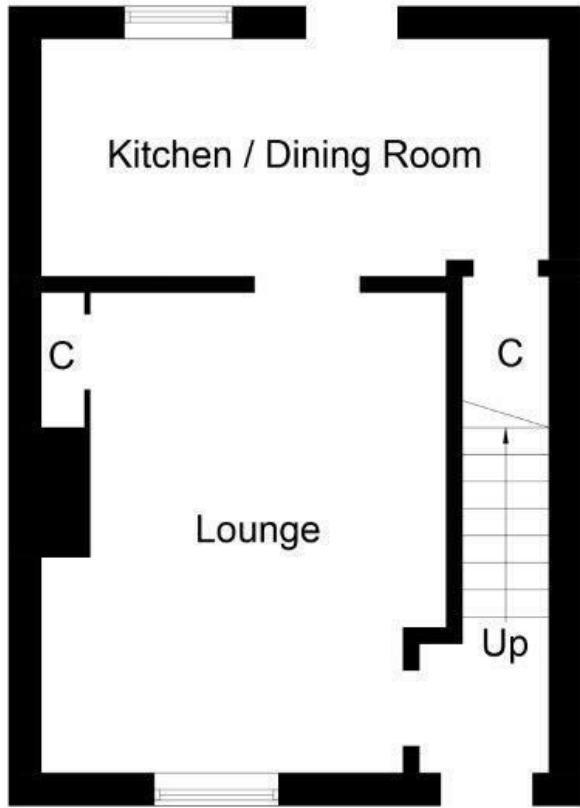
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. For the commuter, Perth Bus & Train Stations are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



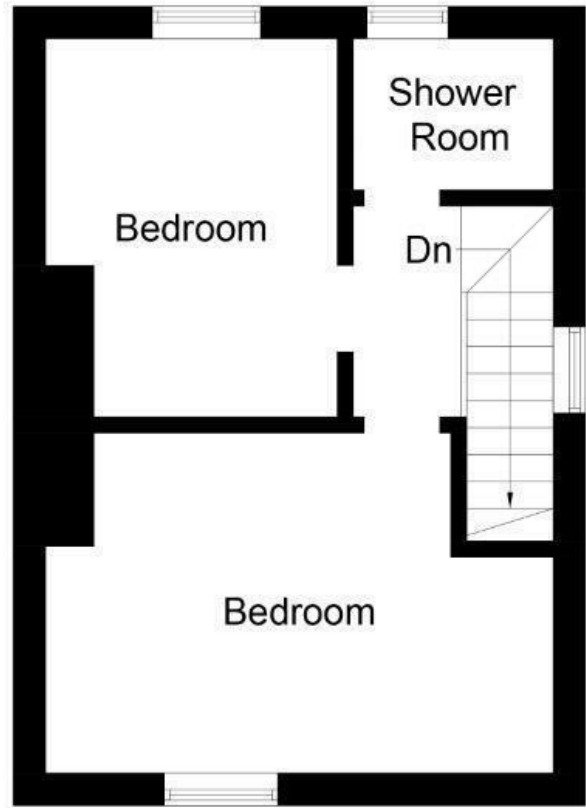


- Semi-detached House
- 2 Double Bedrooms
- Fully Enclosed Garden To The Rear
- Move-In Condition Throughout
- Large Driveway
- ***** CLOSING DATE SET WEDNESDAY 16TH DECEMBER 12 NOON*****





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C	58	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		