

Simple Approach



**8 Gorse Loan, Perth
Perthshire PH1 2SE**

Offers over £126,000

Simple Approach are delighted to welcome this very charming two bedroom mid-terraced house situated in a quiet cul-de-sac in the popular area of Tulloch to the residential market. This ideally-located home comprises a bright lounge with under stair storage, a dining kitchen with modern fitted units and space for a table as well as a door to the rear garden, two spacious double bedrooms with built in wardrobes with sliding mirror doors, and a modern bathroom with shower over bath facility. This property is perfectly placed to take advantage of nearby amenities within walking distance such as shops, reputable primary schools and a Tesco Supermarket just minutes away. Externally this property boasts a front and back garden and a two car driveway to the side, lending itself to a wide range of buyers including first time buyers and growing families alike. Viewing is essential to appreciate the overall package on offer, with particular note to the beautiful condition and excellent situation.

Lounge

14'8" x 10'11" (4.49 x 3.33)

Kitchen

12'3" x 16'0" (3.74 x 4.89)

Master Bedroom

6'11" x 10'3" (2.13 x 3.14)

Bedroom 2

8'11" x 12'1" (2.72 x 3.69)

Bathroom

8'1" x 7'10" (2.48 x 2.41)

External

Location

This property is well placed for its locality to nearby amenities including all businesses and shopping found in

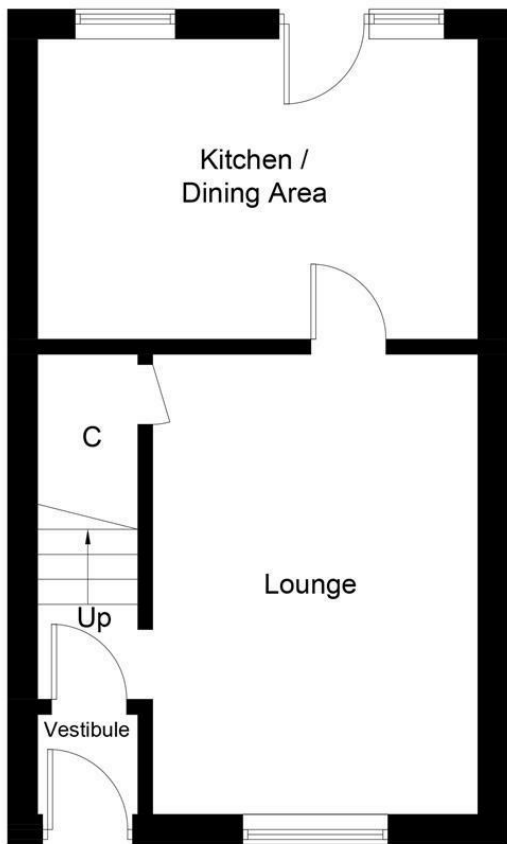
the Inveralmond Industrial Estate, as well as being a short walk from a Tesco Supermarket on Crieff Road. There is a nearby bus route that runs regularly and allows quick access into Perth City Centre for all local amenities and further High Street shopping. For the commuter this property is ideally placed as both the Broxden & Inveralmond roundabouts are within short driving distance, providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness & Glasgow.



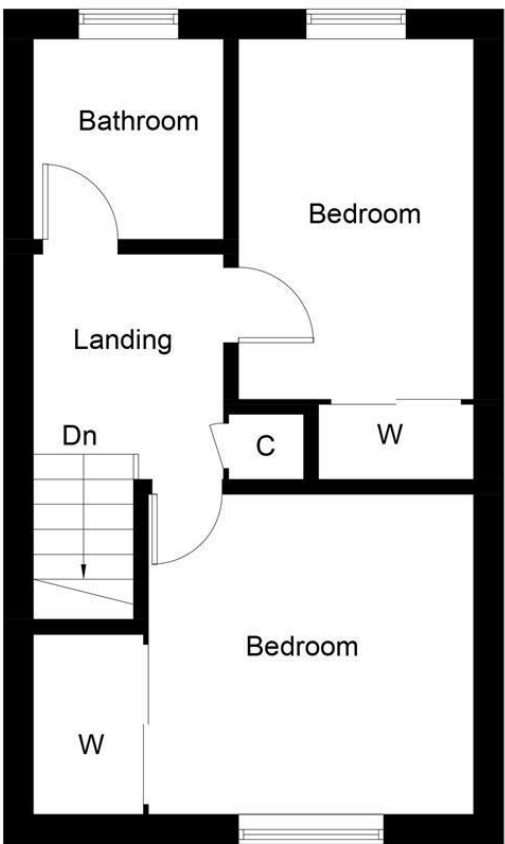


- Two Bedroom Mid-Terraced House
- Move In Condition
- Great Location Close to All Amenities
- Driveway
- Private Rear Garden
- Ideal First Time Purchase





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	74	
(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		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
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