

Simple Approach



**50 Eriskay Place, Perth
Perthshire PH1 3DH**

Offers over £139,950

Simple Approach are delighted to welcome this well lovely presented three bedroom semi-detached house on Glengarry Road to the open market. Set on an elevated plot in the heart of the ever popular Craigie, this property could not be better located for quick access into Perth City Centre without compromising peace and quiet away from the main road. This beautiful family home comes to the market in excellent condition throughout, comprising; a neutrally decorated, spacious lounge, a generous, modern fully fitted kitchen and a family bathroom with shower over head facility. On the first floor the property has a bright landing leading onto three sizable bedrooms all with fitted storage. The property further benefits from sought-after features such as gas central heating, double glazing a good-sized front and rear garden and ample on street parking, this property due to its size, location and excellent condition is the perfect purchase for any first time buyer or growing family looking to be within walking distance of Moncrieffe and Craigie Primary Schools, as well as regular bus routes to and from the city centre and the motorway for routes into Edinburgh.

Lounge

11'2" x 14'6" (3.42 x 4.44)

Kitchen

17'7" x 6'3" (5.36 x 1.91)

Bathroom

6'4" x 5'2" (1.94 x 1.59)

Bedroom 1

8'9" x 9'9" (2.69 x 2.99)

Bedroom 2

9'2" x 7'8" (2.81 x 2.34)

Bedroom 3

6'2" x 9'3" (1.88 x 2.82)

External

Externally ample on street parking is available to the front

of the property. To the rear there is an easily maintained rear garden which is mainly laid to patio and decking. Perfect for enjoying Perth's summer weather.

Location

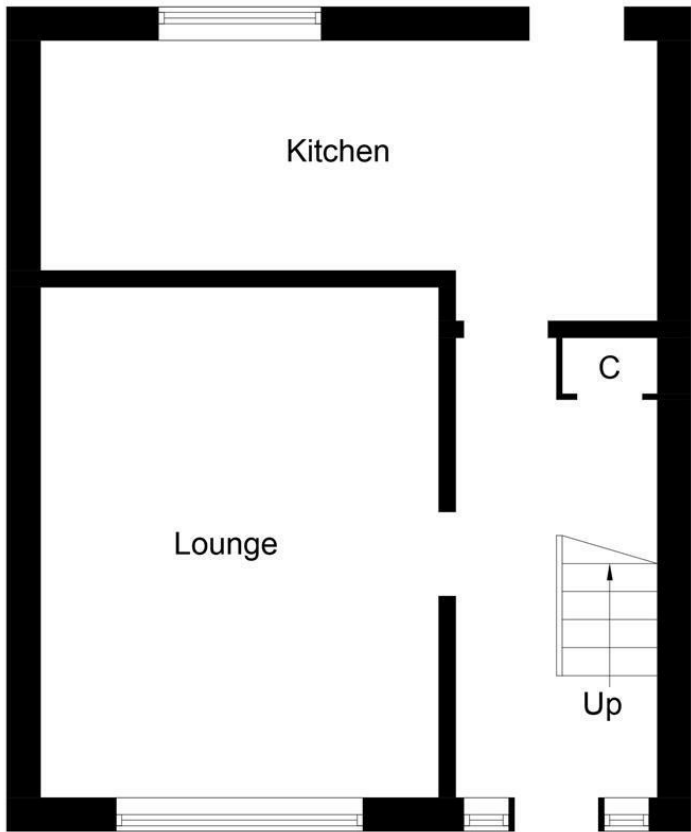
This property could not be better situated for its locality to nearby amenities such as a shop, a reputable primary school, The Grammar School and St. Johns to name just a few. There are regular bus routes nearby for quick access to and from Perth City Centre and the Inveralmond Roundabout is just a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



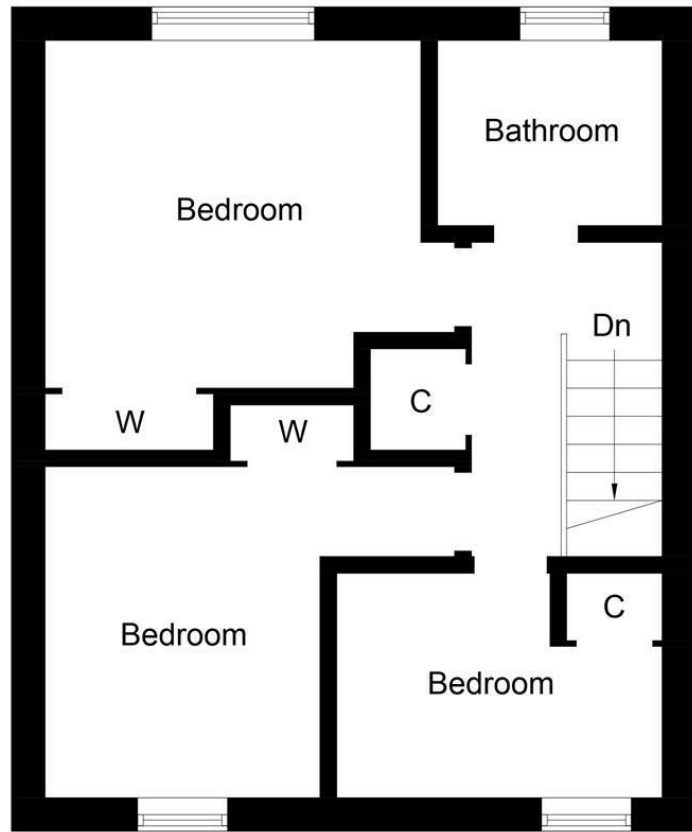


- Gas Central Heating and Double Glazing
- Neutral Stylish Decoration
- Modern Dining Kitchen
- Modern Bathroom
- Easily Maintained Outdoor Space
- Desirable Location





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		