

Simple Approach



26 Friar Street, Perth
Perthshire PH2 0ED

Offers over £234,950

Simple Approach are delighted to welcome this beautifully presented extended mid-terraced period home on Friar Street to the market. Set in the heart of the ever-desirable area of Craigie in Perth this property is perfectly situated for those looking to be within easy reach of City Centre amenities without compromising the benefits of a quiet residential area. The ground floor comprises a bright and spacious lounge with feature open fire, bookshelves and ornate ceiling coving leading onto an additional living space. A stylish, modern fitted extended kitchen with access out to the rear garden. The first floor compromises of two good size rooms and a family bathroom leading up to the second floor with the master bedroom and shower en-suite.

This is the ideal purchase for those with an appreciation for late-Victorian and Edwardian character, alongside modern comforts such as gas central heating and double glazing. Viewing is absolutely essential to appreciate the space on offer, the period charm, tasteful decor and ideal central location.

Lounge

8'5" x 29'2" (2.59 x 8.90)

Kitchen

12'5" x 8'7" (3.81 x 2.63)

Bedroom 1/ Office

12'6" x 6'1" (3.83 x 1.87)

Landing

16'4" x 6'2" (4.99 x 1.89)

Bedroom 2

9'5" x 13'7" (2.88 x 4.15)

Bathroom

10'10" x 4'2" (3.31 x 1.29)

Bedroom 3

9'0" x 17'9" (2.76 x 5.42)

En Suite

2'11" x 6'10" (0.91 x 2.09)

External

Externally this property benefits from a delightful, fully enclosed garden to the rear. The garden comprises an easy to maintain lawn with colourful plants, shrubbery and trees lining the outside as well as a workshop/tool shed which will come with the property.

Location

Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. 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.



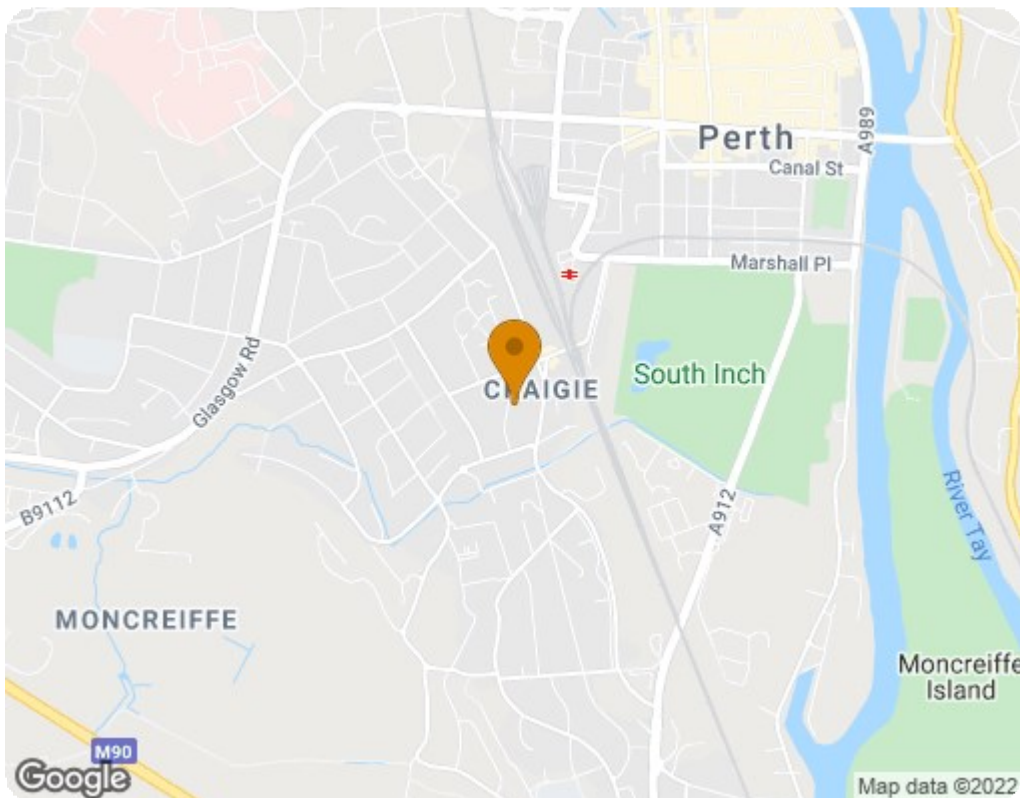


- Beautifully Presented Period Property
- Master En-suite
- Close To All Local Amenities
- Ideal Central Location
- Stunning Modern Extended Fitted Kitchen
- Gas Central Heating and Double Glazing
- Fully Enclosed Garden To The Rear





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		75
(81-91) B		
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC