

Simple Approach



Estate Agents



**23 Dunbarney Avenue, Perth
Perthshire PH2 9BP**

Offers over £257,000

Simple Approach are delighted to welcome this great 4 bedroom detached property on Dunbarney Avenue to the residential market. This property comes to the market in beautiful condition throughout, boasting sought after features such as gas central heating and double glazing which lends the property to a wide range of buyers, such as any growing family looking for country side living. This property has 3 double bedrooms with built in wardrobes along with 1 large single room, a large stylish kitchen/diner, family bathroom and separate shower room. Externally the property also benefits from a workshop, large garage with built in storage and lovely south facing countryside views with a fully enclosed low maintenance garden. This attractive property is in move in condition throughout and viewing is absolutely required to appreciate the space and style that this home has to offer.

Entrance Hallway

16'9" x 9'1" (5.13 x 2.77)

Lounge

17'7" x 10'0" (5.36 x 3.06)

Kitchen/ Dining Room

7'8" x 20'7" (2.36 x 6.29)

Utility

8'9" x 5'1" (2.68 x 1.56)

Bedroom 1

9'0" x 8'3" (2.75 x 2.53)

Bedroom 2

11'6" x 10'9" (3.52 x 3.29)

Bedroom 3

11'7" x 12'4" (3.55 x 3.76)

Bedroom 4

8'9" x 11'6" (2.68 x 3.53)

Bathroom 1

8'3" x 3'10" (2.53 x 1.19)

Bathroom 2

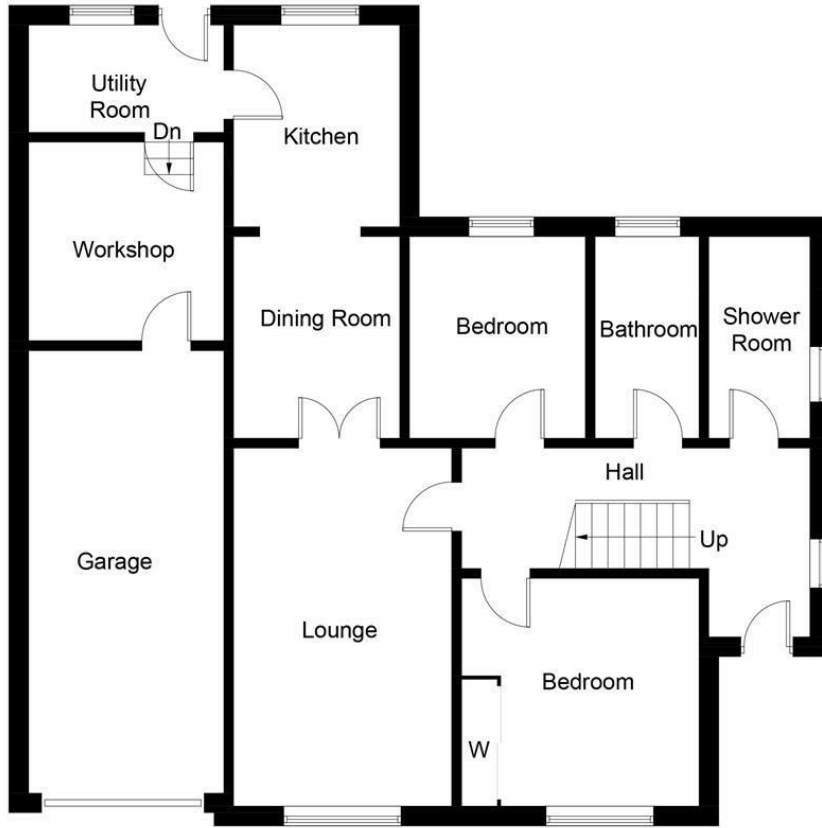
4'9" x 9'0" (1.45 x 2.76)



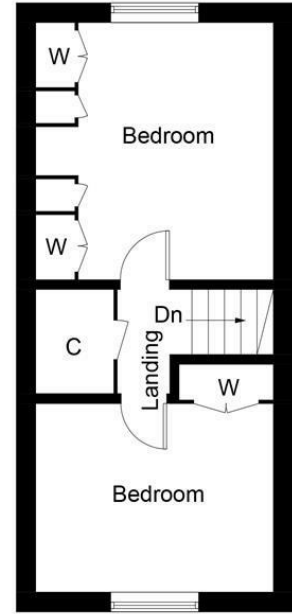


- 4 Bedroom Detached House
- Gas Central Heating and Double Glazing
- Ample Storage Space
- Enclosed Low Maintenance Garden
- Lovely Countryside Views
- Garage and Off Street Parking





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		