

Simple Approach



**42 Newhouse Road, Perth  
Perthshire PH1 2AL**

**Offers over £99,950**



Simple Approach are delighted to welcome this spacious and well presented two bedroom mid-terraced house on Newhouse Road to the residential market. Set within the heart of the ever popular area of Letham, this lovely home is on a regular bus route to Perth City Centre and is just minutes away from local shops, Primary Schools and the Broxden roundabout for quick access to routes into Glasgow, Edinburgh & the Central Belt. Boasting sought-after features such as gas central heating, double glazing and an easily maintained garden to the rear, this family home is the perfect purchase for any buyer looking for a conveniently located property.

**Lounge**

15'9" x 11'0" (4.82 x 3.36)

**Kitchen**

15'8" x 8'3" (4.80 x 2.54)

**Conservatory**

10'3" x 8'11" (3.13 x 2.73)

**Bedroom 1**

15'8" x 8'4" (4.80 x 2.56)

**Bedroom 2**

9'0" x 12'11" (2.75 x 3.94)

**Bathroom**

5'8" x 5'8" (1.75 x 1.75)

**Location**

The area of Letham has sought-after for its family-friendly

situation nearby to two reputable Primary Schools, as well as other essential amenities such as a large Tesco Supermarket, local shops, restaurants and a post office all within walking distance of this property's' doorstep. Strathtay Road as a central artery of Letham has a very regular bus route to and from Perth City Centre for all further High Street shopping and the Broxden Roundabout allows quick links to major cities such as Dundee, Edinburgh & the Central Belt for the commuter.

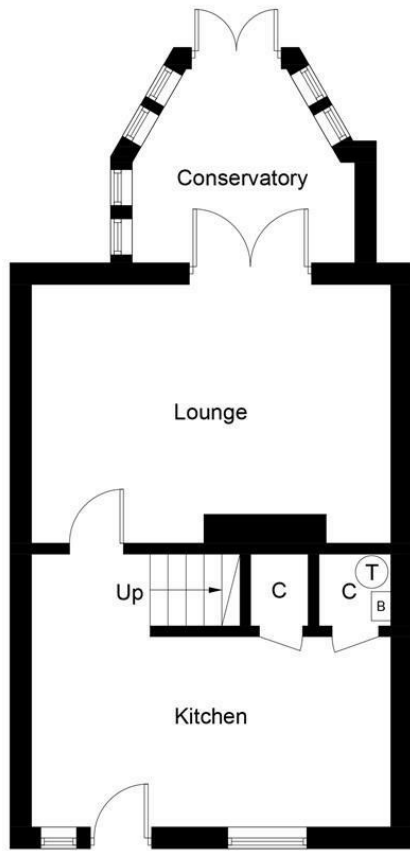




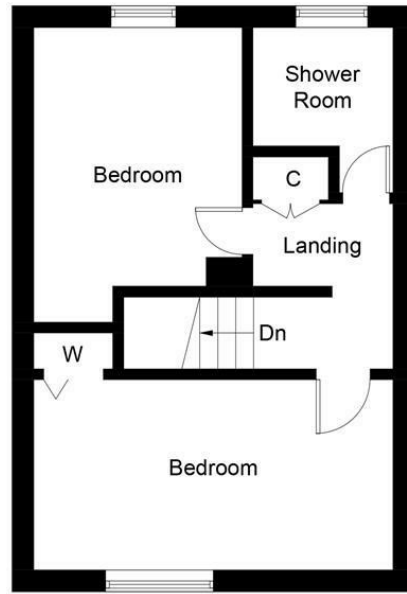


- Great Sought After Location
- Ideal Family Home
- IDEAL FOR LIFT SCHEME PURCHASERS
- Double Glazing & Gas Central Heating
- Easily Maintained Rear Garden With A Private Conservatory
- In Need Of A Little Modernisation
- Spacious Accommodation Throughout





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	