

Simple Approach



Estate Agents



**34 Acharn, Perth
Perthshire PH1 2SR**

Offers over £138,000

Simple Approach are pleased to welcome this bright and welcoming house on Acharn to the residential market of Perth. This property is ideally-placed to take advantage of all amenities found minutes away such as shops, restaurants, supermarkets and reputable schooling, without compromising the benefits of a quiet, cul-de-sac location ideally suited to families. Having been tastefully decorated in neutral tones this property comprises; a spacious, lounge, a kitchen with space for dining, two good sized bedrooms, one with fitted storage and a family bathroom with shower over bath facility. This property boasts sought-after features such as a private driveway to the front and a good-sized family garden to the rear, lending itself to a wide range of purchasers particularly first time buyers and small families seeking the benefits of a quiet setting set back from the main road.

Entrance Hallway

7'1" x 2'10" (2.16 x 0.87)

Lounge

12'4" x 13'5" (3.77 x 4.09)

Kitchen

10'3" x 8'3" (3.13 x 2.52)

Bedroom

10'0" x 9'7" (3.07 x 2.94)

Bedroom

11'5" x 6'10" (3.49 x 2.09)

Bathroom

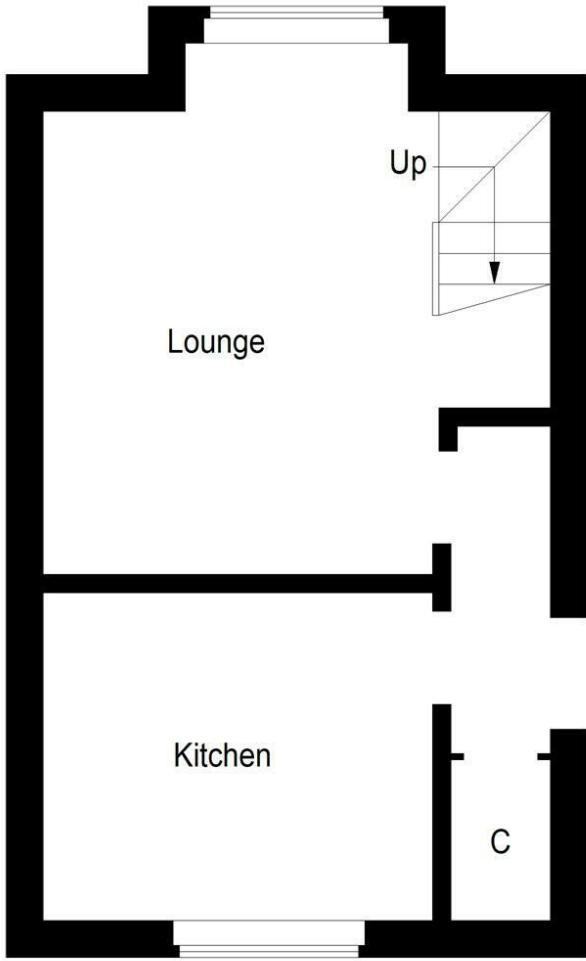
6'3" x 6'5" (1.93 x 1.96)



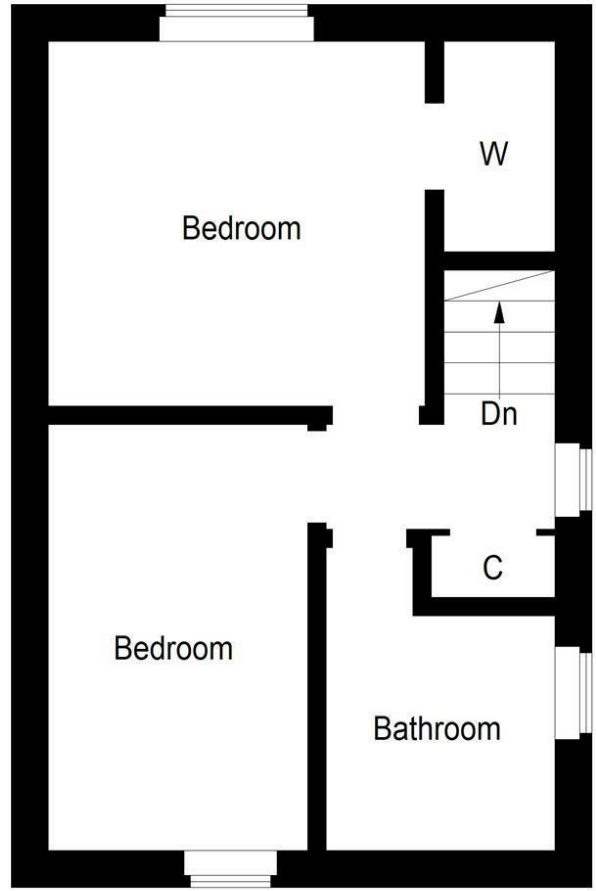


- Two Good Sized Bedrooms
- Gas Central Heating and Double Glazing
- Private Parking
- Ideal For First Time Buyers
- Fully Enclosed Garden to The Rear





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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		88
(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		