

Simple Approach



Estate Agents



**18 Lismore Court, Perth
Perthshire PH1 3AL**

Offers over £149,000

Simple Approach are pleased to bring to the market this spacious three bedroom end-terraced house in the highly desirable area of North Muirton. This great home is set over two floors and comprising a modern dining kitchen with access to the rear garden, a bright and spacious lounge with large picture window all on the ground floor level. Upstairs there are the two generous double bedrooms, the large single bedroom which would also be great as a study and a family bathroom with shower over bath facility. Boasting features such as ample on street parking, gas central heating and double glazing, this excellent property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer, investor or growing family looking for a well-located property in move-in condition throughout. The property is ideally placed to take advantage of all the amenities close to hand such as the primary school, local shops and the Inveralmond Industrial Estate minutes away. Viewing is absolutely essential to appreciate the overall space and superb location on offer. 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.

16'4" x 14'7" (5.0 x 4.46)

Kitchen

11'6" x 9'1" (3.51 x 2.77)

Bedroom 1

8'4" x 8'5" (2.56 x 2.59)

Bedroom 2

11'8" x 13'6" (3.56 x 4.14)

Bedroom 3

11'8" x 10'4" (3.58 x 3.15)

Entrance Hallway

9'11" x 5'10" (3.04 x 1.80)

Bathroom

6'11" x 5'6" (2.11 x 1.69)

Location

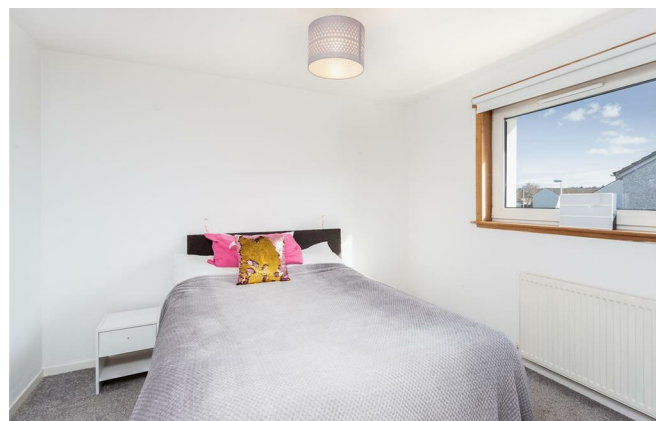


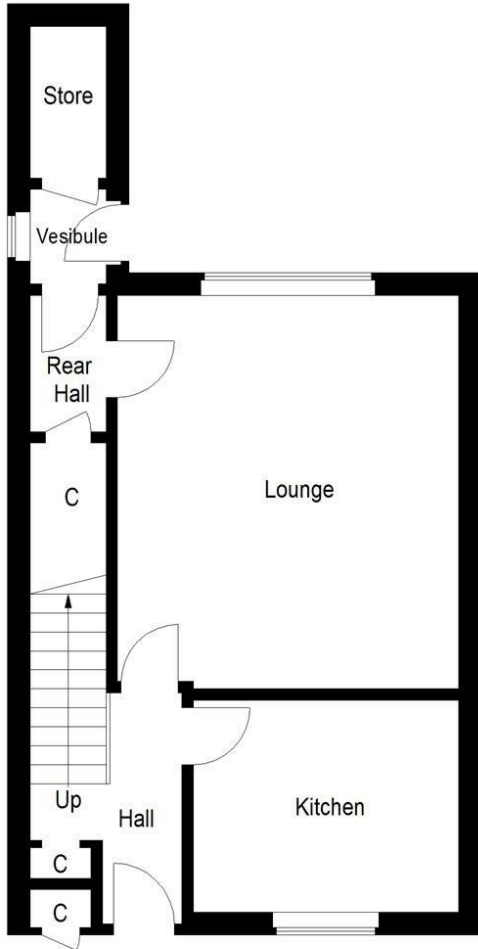


- End Terraced Three Bedroom Family House
- Spacious Accommodation Throughout

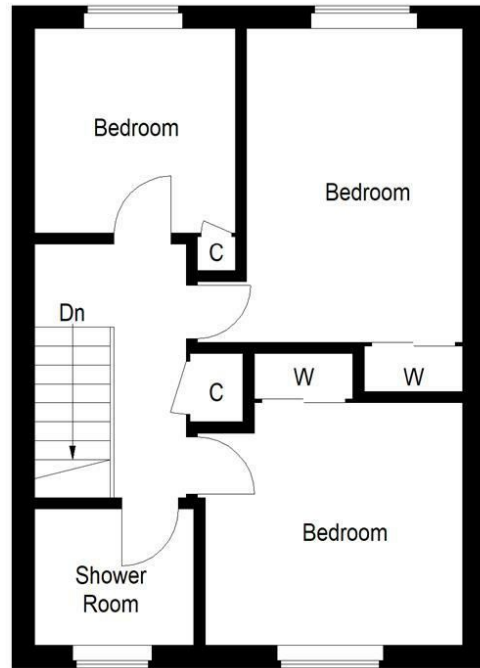
- Gas Central Heating & Double Glazing
- Great Sought After Location

- Move In Condition
- Close To All Local Amenities And Primary School

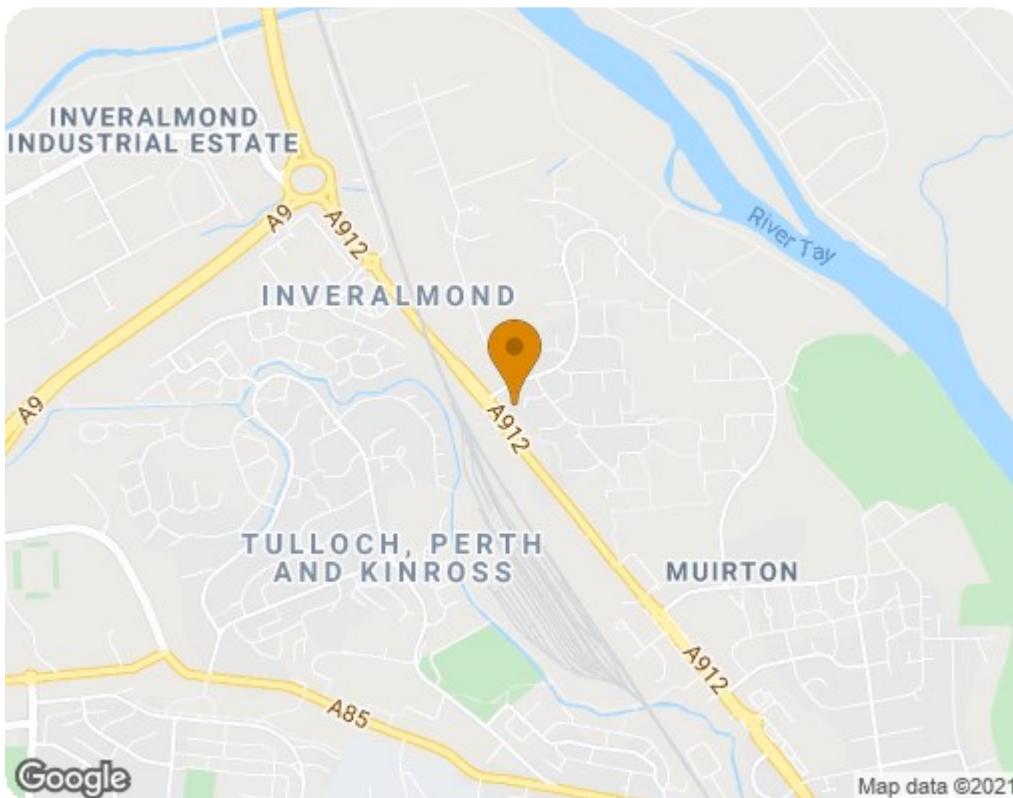




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			96
(81-91) B		89	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	