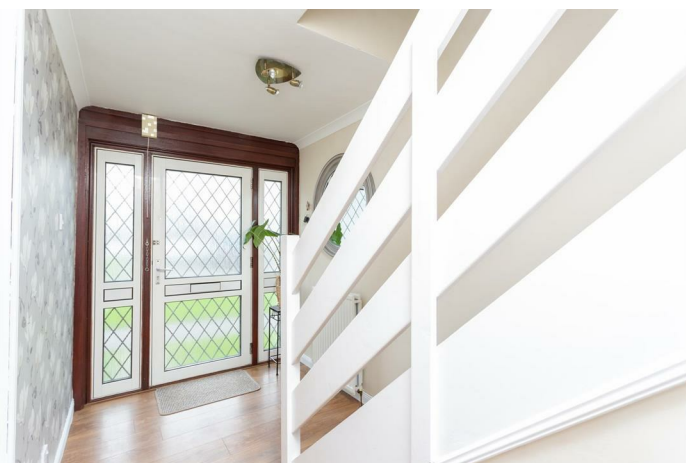


Simple Approach



Estate Agents



**29 Stroma Court, Perth**  
**Perthshire PH1 3BS**

**Offers over £134,950**

Simple Approach are delighted to welcome this bright, spacious and very well presented mid terraced house on Stroma Court to the residential market. Set in the ever desirable area of North Muirton this property could not be better located for its peaceful, cul-de-sac situation set away from the main road, without compromising locality to nearby amenities in the immediate area. Further amenities are found in the nearby Inveralmond Estate or Perth City Centre both set just minutes away in either direction. This family home comes to the market in excellent condition throughout, comprising; a neutrally decorated lounge, through to a generous and modern fitted kitchen, two good-sized double bedrooms with integrated wardrobes, a third single bedroom and a contemporary bathroom all in good decorative order throughout. This property due to its size, location and excellent condition lends itself to a wide range of buyers and is the ideal purchase for any first time buyer or growing family looking to be within easy reach of reputable schooling and all amenities found in the immediate area. Viewing is essential to appreciate the overall package on offer, and early viewing is recommended to avoid disappointment as this property is sure to be popular.

**Livingroom**

17'11" x 13'2" (5.47 x 4.03)

**Kitchen**

11'6" x 8'5" (3.52 x 2.58)

**Entrance Hallway**

10'11" x 6'0" (3.34 x 1.83)

**Bedroom 1**

11'8" x 10'5" (3.56 x 3.18)

**Bedroom 2**

9'6" x 8'5" (2.90 x 2.58)

**Bedroom 3**

9'2" x 4'4" (2.81 x 1.34)

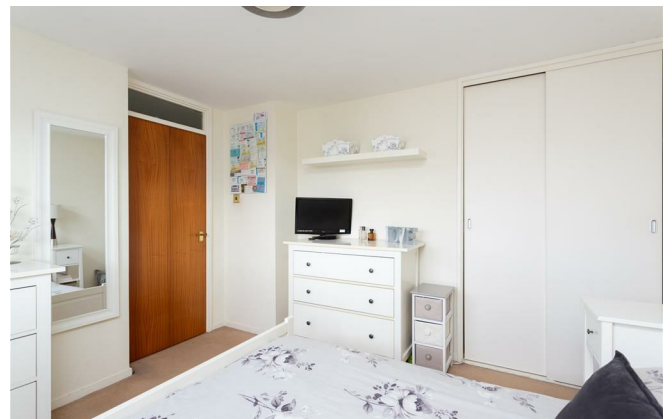
**Bathroom**

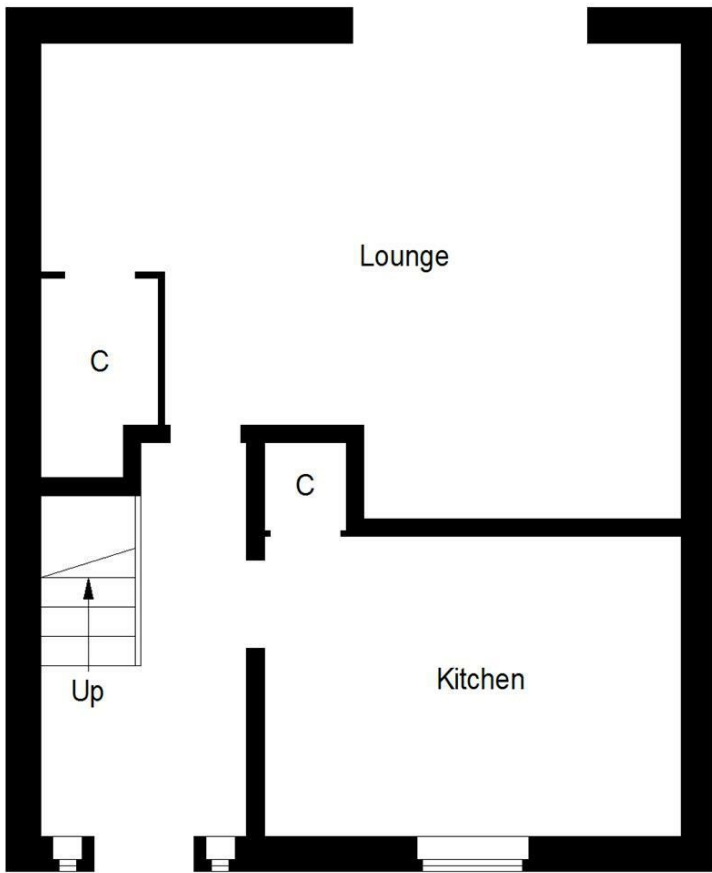
6'9" x 5'6" (2.07 x 1.69)



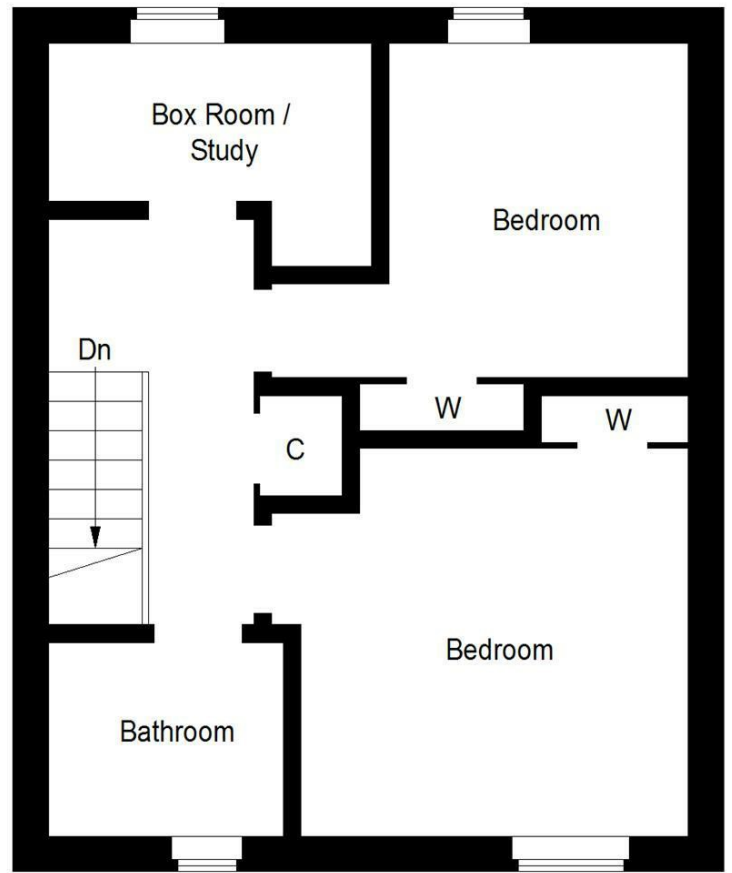


- Gas Central Heating & Double Glazing
- Modern Bathroom
- Desirable Location
- Neutral Stylish Decoration
- Stunning Entrance Way
- Easily Maintained Outdoor Space
- Modern Dining Kitchen
- Large Lounge with An Additional Dining Area





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		
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>92</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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		