

Simple Approach



**24 Lapwing Drive, Perth
PH1 5FW**

Offers over £159,000

***** CLOSING DATE SET 12 NOON TUESDAY 25TH MAY *****

Simple Approach are delighted to welcome this immaculately presented property on Lapwing Drive to the residential market. Set in the heart of the almost brand new Urban Living Development just off of the Dunkeld Road, this pristine property is in great condition throughout. This stunning property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration throughout with generously-proportioned living space. Comprising; a bright and spacious lounge with door to the rear for access to a good sized private garden, a stylish kitchen with integrated appliances and ample space for family dining, a ground floor WC with gorgeous finishing's and décor, two bedrooms on the upper floor with fitted storage as well as a final family bathroom along with a large storage cupboard. This property offers contemporary style across two floors and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming family home set on a generous plot, boasting sought-after features such as a privately-owned driveway to the front and beautifully maintained grounds to the rear, which only viewing will confirm to the purchaser.

Entrance Hallway

15'11" x 7'0" (4.87 x 2.14)

Kitchen

7'1" x 9'10" (2.17 x 3.00)

Downstairs w/c

7'4" x 5'8" (2.24 x 1.73)

Livingroom

15'3" x 14'8" (4.66 x 4.48)

Bedroom 1

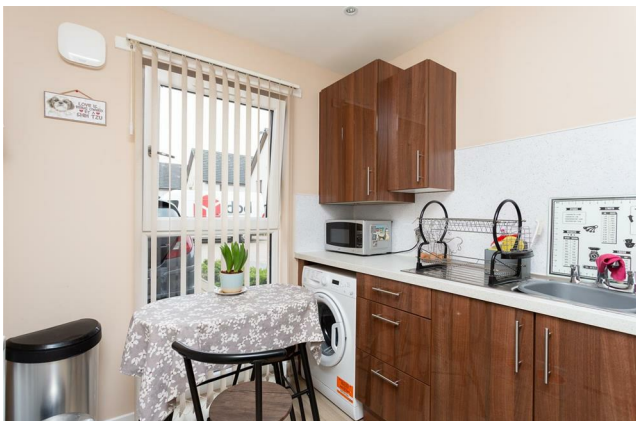
11'6" x 14'8" (3.52 x 4.49)

Bedroom 2

8'9" x 14'8" (2.69 x 4.49)

Bathroom

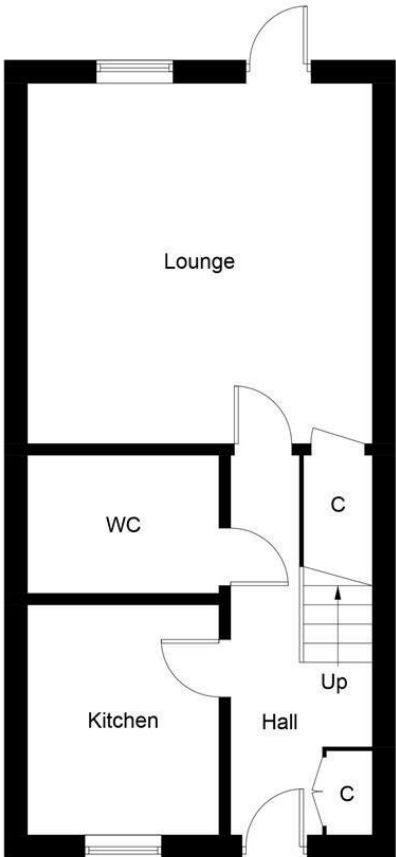
7'3" x 6'8" (2.23 x 2.05)



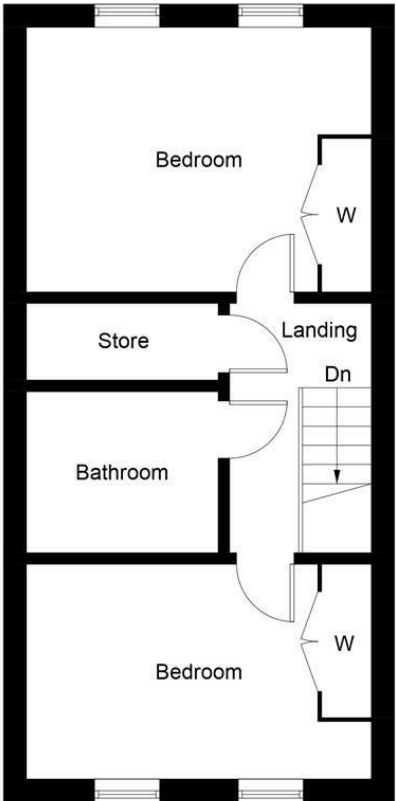


- Two Good Sized Bedrooms With Fitted Storage
- Private Drive Way For One Car
- Private Well Maintained Rear Garden
- Move-In Condition Throughout
- Close To All Local Amenities
- WC & Family Bathroom
- Gas Central Heating and Double Glazing





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	89
(81-91) B		
(69-80) C		
(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	89	91
(81-91) B		
(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		