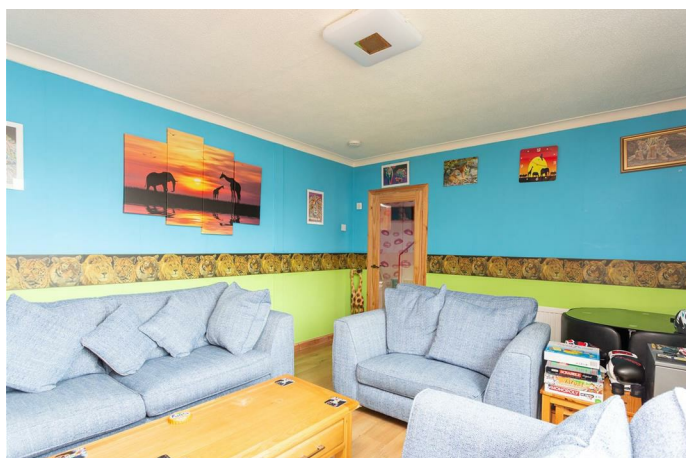


Simple Approach



Estate Agents



**39 Brahan Terrace, Perth
Perthshire PH1 2LP**

Offers over £130,000

Simple Approach are excited to bring to the residential market this well presented three bedroom mid terrace property on Brahan Terrace. This ideal family home comprises a bright and modern lounge with a large picture window flooding the room with natural light, a spacious dining kitchen with access to the rear garden, a family shower room with stylish wet wall and mains shower. On the first floor there is three spacious double bedrooms , with the main bedroom having triple fitted wardrobes providing ample clothing storage. This property boasts excellent features such as a driveway providing off street parking for a number of cars, gas central heating and double glazing, as well as being ideally placed for walking to the local shops and just a short drive into the city centre.

Lounge

15'5" x 11'11" (4.71 x 3.64)

Kitchen

9'10" x 9'4" (3.02 x 2.85)

Entrance Vestible

6'5" x 4'11" (1.98 x 1.52)

Entrance Hallway

9'10" x 6'4" (3.02 x 1.95)

Bathroom

7'1" x 5'8" (2.16 x 1.74)

Bedroom 1

10'6" x 13'6" (3.21 x 4.14)

Bedroom 2

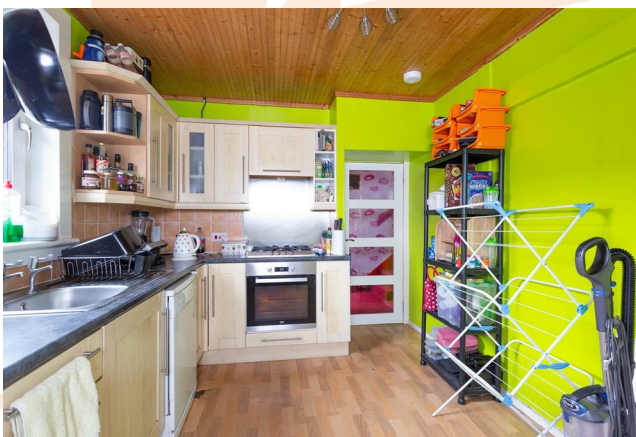
10'6" x 10'3" (3.21 x 3.14)

Bedroom 3

11'3" x 10'4" (3.45 x 3.16)

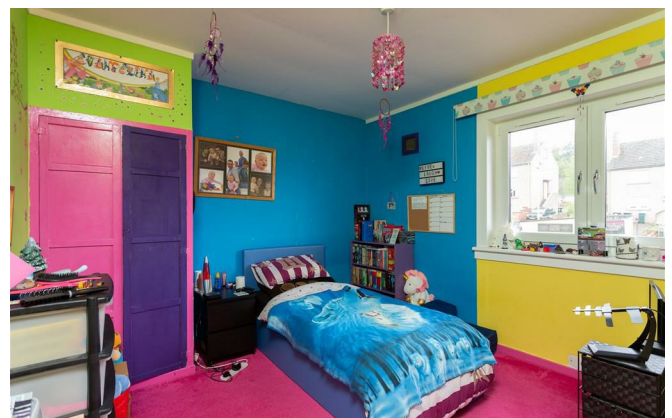
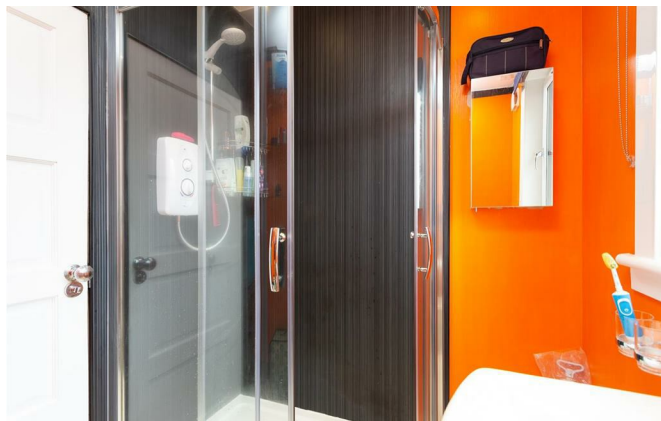
Location

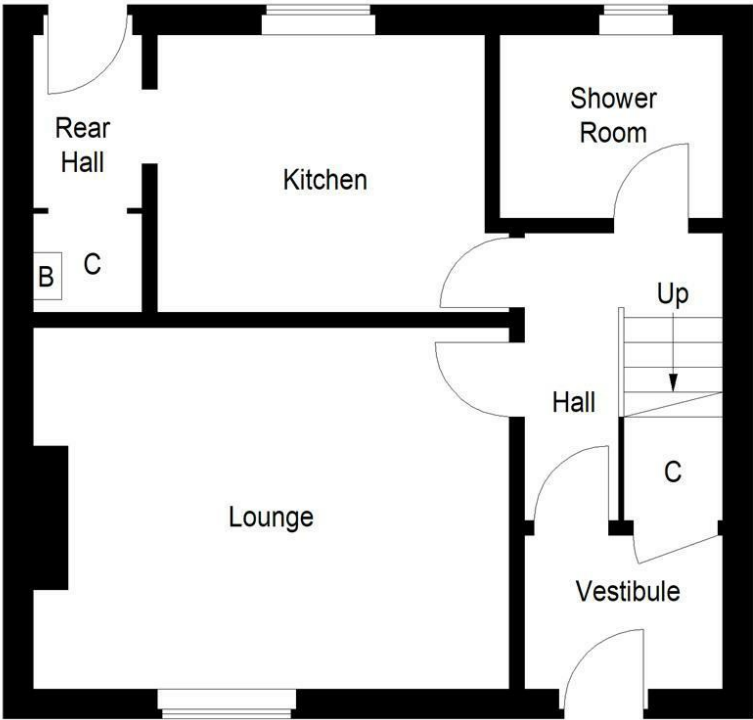
Letham is sought-after for its locality to nearby shops, reputable schools and to Perth City Centre being just minutes away via car or regular bus route. Both Inveralmond and Broxden Roundabout are within easy reach, providing quick links to larger cities such as Dundee, Edinburgh and the Central Belt- ideal for the commuter.



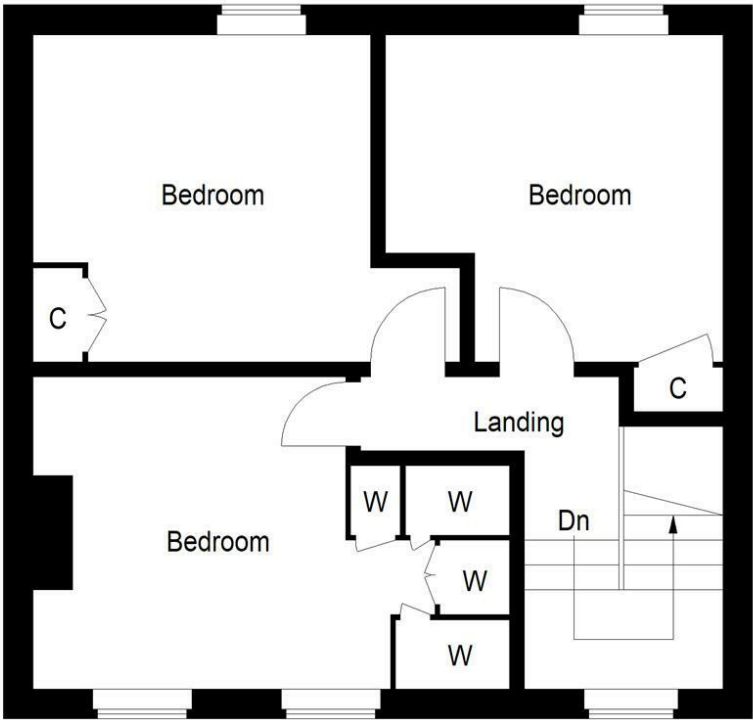


- Great Family Home
- Large Enclosed Garden
- Bright And Spacious Accommodation
- Ample Fitted Storage
- Private Parking
- Gas Central Heating And Double Glazing





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(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		