

Simple Approach



**54 Eriskay Place, Perth
Perthshire PH1 3DH**

Offers over £160,000

Simple Approach are delighted to welcome this bright, spacious and very well presented end terraced house on Eriskay Place 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 found in the immediate area or in 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 with large patio doors, through to a generous and modern fitted kitchen with dining space, three good-sized double bedrooms with integrated wardrobes, a fourth single room and a shower room. This property boasts sought after features such as a fully enclosed rear garden, double glazing and residents parking. 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

14'0" x 17'11" (4.28 x 5.48)

5'4" x 6'7" (1.64 x 2.03)

Kitchen

11'6" x 11'7" (3.53 x 3.55)

Diningroom

12'6" x 10'2" (3.82 x 3.12)

Bedroom 1 (Extension)

20'0" x 9'8" (6.12 x 2.97)

Bedroom 2

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

Bedroom 3

11'5" x 13'3" (3.49 x 4.05)

Bedroom 4

11'7" x 10'4" (3.54 x 3.17)

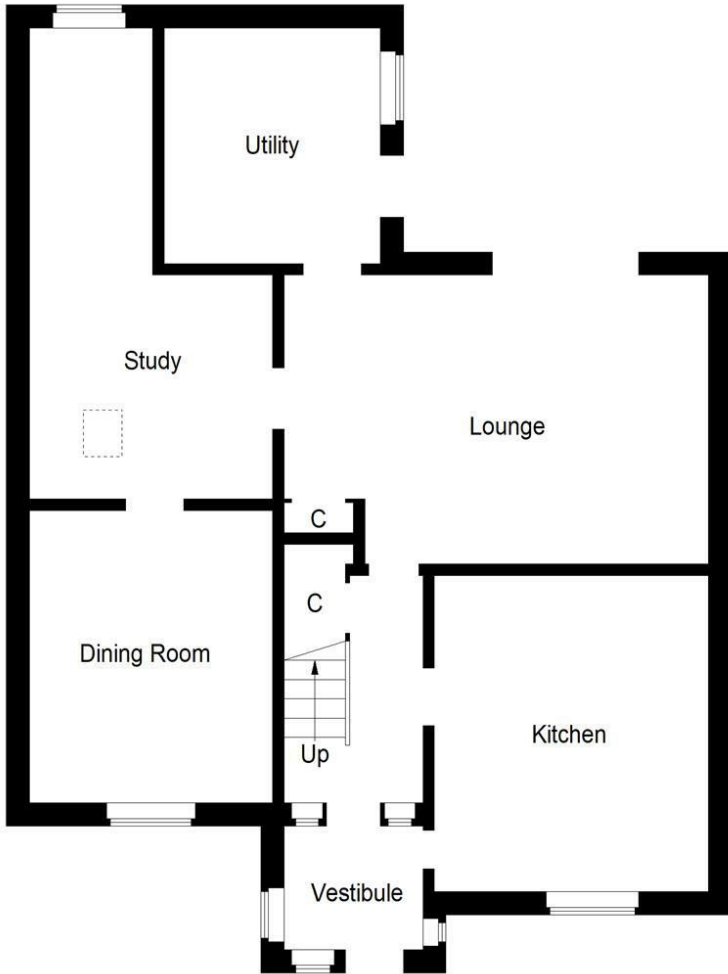
Bathroom



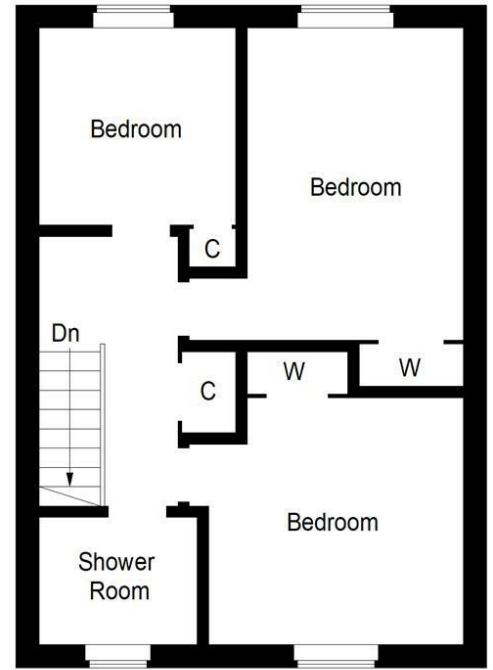


- Ideal Family Home
- Sought After Location
- Three Double Bedrooms And One Further Single Room
- Patio Doors Out To A Fully Enclosed Garden
- Large Modern Kitchen Diner





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC