

Simple Approach



Estate Agents



**11 Friarton Place, Perth  
Perthshire PH2 8DT**

**Offers over £154,000**

Simple Approach are delighted to welcome this spacious and beautifully presented End Terraced House on Friarton Place to the residential market. This idyllic family home comes to the market in immaculate condition throughout, comprising; a warm and welcoming hallway through to a bright, front-facing lounge, a stylish modern fitted kitchen with ample space for dining, two very good size double bedrooms and a family bathroom which has just been very recently renovated. This property is ideally situated to take advantage of nearby amenities such as shops, post office and reputable schooling all within walking distance, as well as further amenities found in Perth City Centre just minutes away. This property has been kept in stunning order by the present owner with fresh, tasteful decoration on offer to the successful purchaser. Boasting sought-after features such as gas central heating double glazing, this property lends itself to a wide range of buyers and is the perfect purchase for any first time buyer, growing family or investor looking for a well-placed home in move-in condition throughout.

**Entrance Hallway**

9'3" x 6'10" (2.83 x 2.09)

**Livingroom**

10'6" x 15'7" (3.21 x 4.77)

**Kitchen**

17'10" x 9'10" (5.46 x 3.01)

**Bedroom 1**

10'7" x 12'3" (3.24 x 3.74)

**Bedroom 2**

9'8" x 14'2" (2.95 x 4.33)

**Bathroom**

6'10" x 5'9" (2.09 x 1.77)

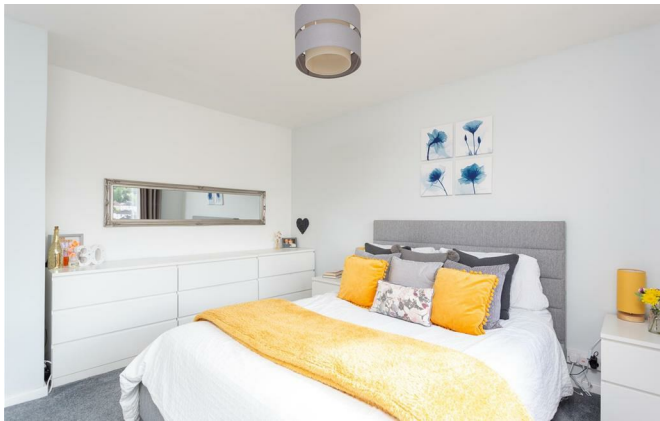
**Store room**

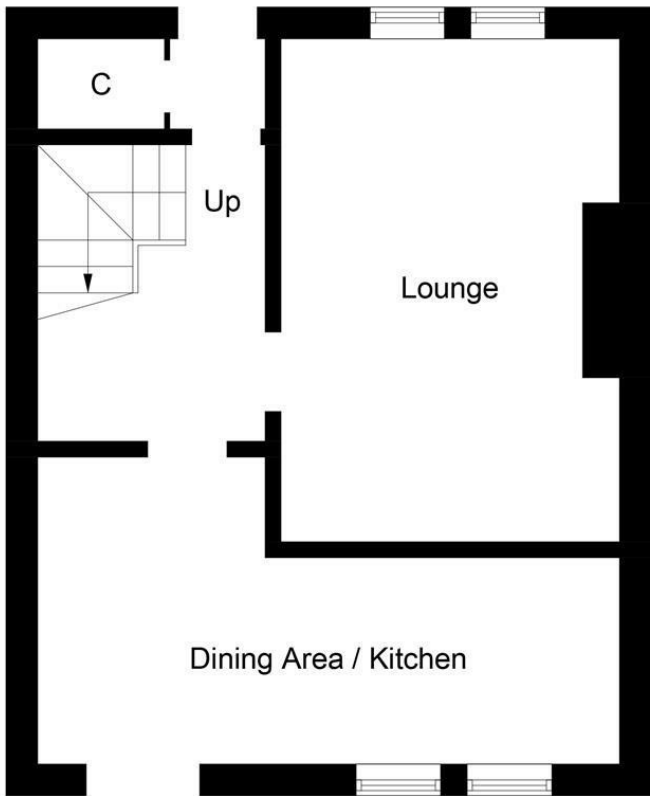
17'1" x 15'10" (5.22 x 4.84)



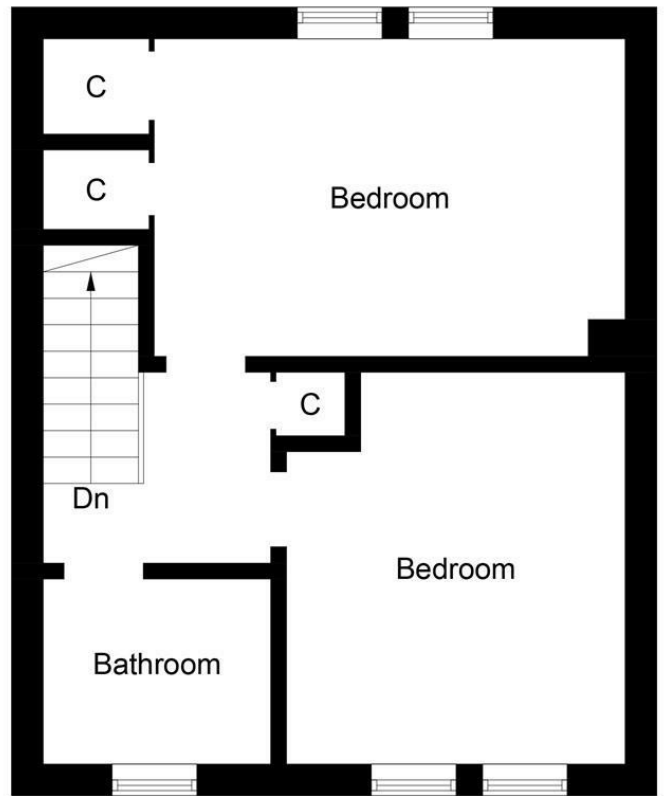


- Stunning Family Home
- Large External Store
- Gas Central Heating and Double Glazing
- Modern Fitted Dining Kitchen
- Stunning Bathroom Suite
- Meticulous Decoration Throughout





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		