

Simple Approach



**53 Ritchie Place, Perth
Perthshire PH1 2QZ**

Offers over £187,000

***** CLOSING DATE WEDNESDAY 9TH JUNE 12 NOON *****

Simple Approach are delighted to welcome this stunning 3 Bedroom semi-detached house on Ritchie Place to the Perthshire Market. The beautifully presented home boasts sought-after features such as gas central heating, double glazing, a large driveway and garage. Set in the highly desirable area of Tulloch this property is ideally placed to take advantage of nearby amenities including shops, a large supermarket, reputable primary schooling and all further shopping found in the city center just a short distance away. This superb property comes to the market in brilliant condition comprising; a bright sizable lounge, a modern fitted kitchen and stylish bathroom with shower over bath facility. The current owners have taken great care to ensure the property has been decorated and maintained to a high standard, with each room being presented immaculately throughout as a result. The kitchen diner also have beautiful patio doors which gives access to the large fully enclosed garden to the rear of the property. This property lends itself to a wide range of buyers looking for a great family home in a wonderful location, viewing is highly recommended to appreciate the overall package on offer.

Lounge

15'10" x 16'0" (4.83 x 4.90)

Kitchen/ Diningroom

20'4" x 8'7" (6.21 x 2.63)

Utility Room

8'7" x 5'11" (2.62 x 1.81)

Bedroom 1

9'3" x 8'3" (2.82 x 2.53)

Bedroom 2

12'10" x 8'9" (3.93 x 2.68)

Bedroom 3

6'7" x 9'10" (2.03 x 3.01)

Bathroom

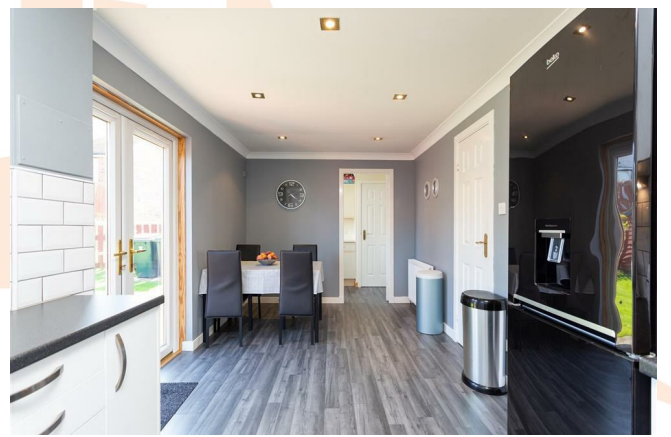
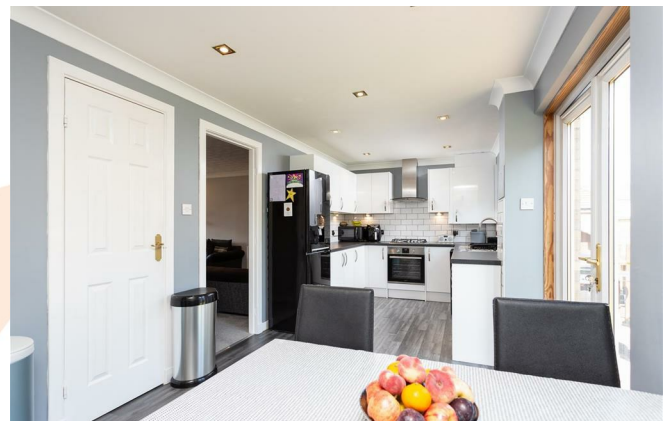
7'2" x 6'2" (2.20 x 1.89)

Downstairs w/c

6'7" x 3'2" (2.01 x 0.98)

Location

This property could not be better situated for its locality to nearby amenities including all businesses and shopping found in the Inveralmond Industrial Estate, as well as being a short drive away from a Tesco Supermarket on Crieff Road and being just a 10 minute walk away from SSE. There is a nearby bus route that runs regularly and allows quick access into Perth City Centre for all local amenities and further High Street shopping. For the commuter this property is ideally placed as both the Broxden & Inverlamond roundabouts are within short driving distance, providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness & Glasgow. A reputable Primary School is also within easy reach as well as two Secondary schools, ideal for families.

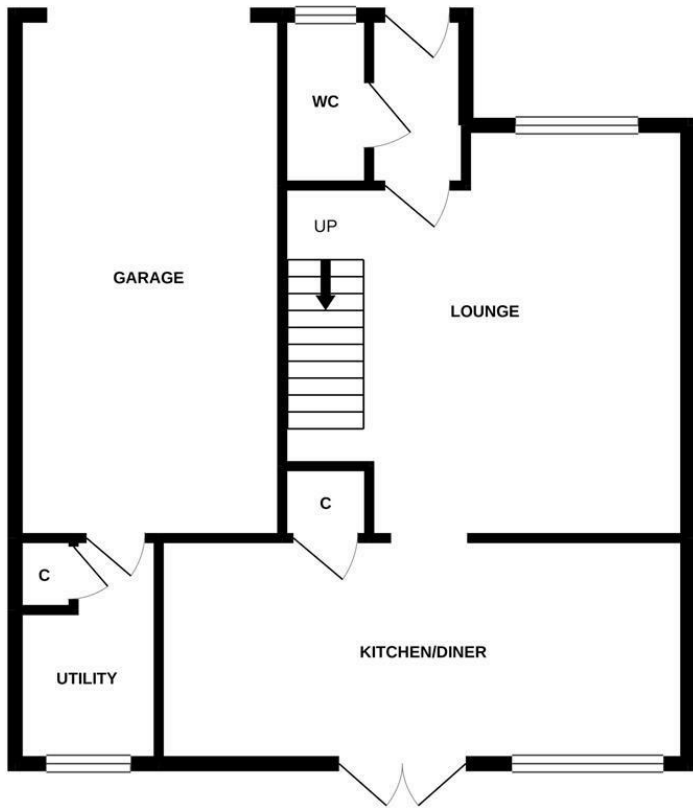




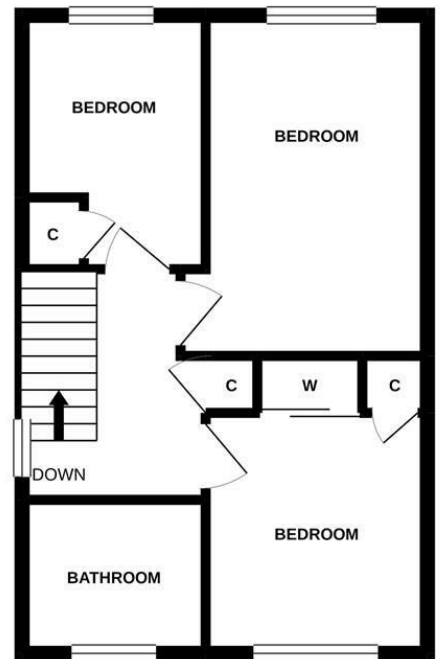
- Beautifully Presented Semi-Detached House
- Gas Central Heating & Double Glazing
- Three Good Sized Bedrooms
- Large Fully Enclosed Garden To The Rear
- Sizable Driveway And Garage
- Sought After Location



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		