

Simple Approach



**55 South Inch Park, Perth
Perthshire PH2 8BU**

Offers over £159,950

Simple Approach are delighted to welcome this Semi-Detached House at South Inch Park to the residential market. Enjoying an excellent position close to the open grounds of the South Inch on the outskirts of the Perth City Centre, this well presented two bedroom property could not be better located for its quick access to all High Street shopping as well as being within walking distance of both Perth Train & Bus Station, ideal for the commuter. Comprising a very spacious lounge, a large dining kitchen with patio doors leading out to a fully enclosed garden, two double bedrooms and a bright bathroom with shower over bath facility. This property has many sought after features such as Double Glazed Windows, Gas Central Heating and a private Driveway. This gorgeous home is the perfect purchase for any First Time Buyer or a Small Family. Viewing is absolutely essential to appreciate the overall space on offer here.

Lounge

14'10" x 11'3" (4.54 x 3.43)

Kitchen

7'2" x 9'1" (2.20 x 2.79)

Diningroom

9'2" x 6'11" (2.80 x 2.12)

Bathroom

7'11" x 5'5" (2.43 x 1.67)

Bedroom

11'1" x 8'8" (3.39 x 2.66)

Bedroom

11'3" x 10'4" (3.44 x 3.16)

Location

The South Inch provides Perth with some wonderful recreation spaces close to the City Centre. The South Inch covers an area of approximately 31 hectares and includes the Lesser South Inch which has an extensive area of hard standing, skate park, sports pitches and car parking.

This property benefits from being within seconds of all High Street shopping just minutes away across the South Inch, with Perth Bus & Train Station situated within walking distance away, ideal for the commuter. There is easy access to the motorway networks leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.





• 2 Bedroom Family Home

• Fully Enclosed Garden

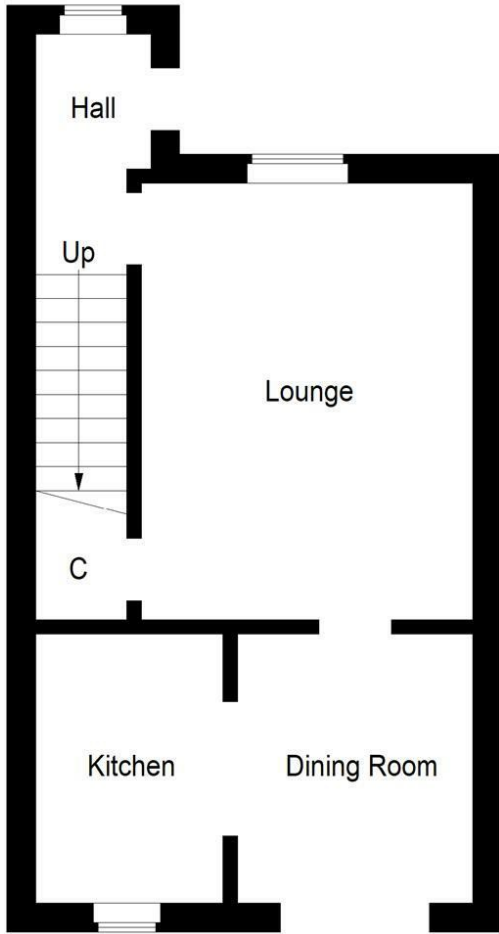
• Double Glazed Windows And Gas Central Heatings

• Private Driveway

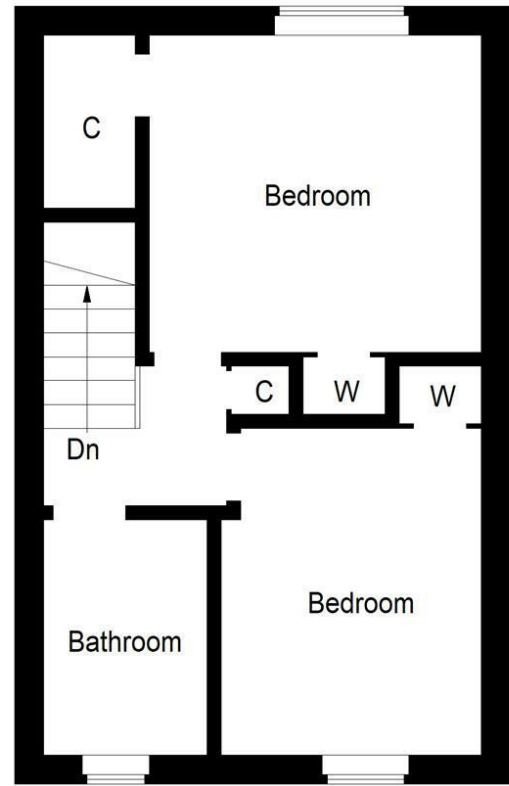
• Close To All Local Amenities

• Move In Condition

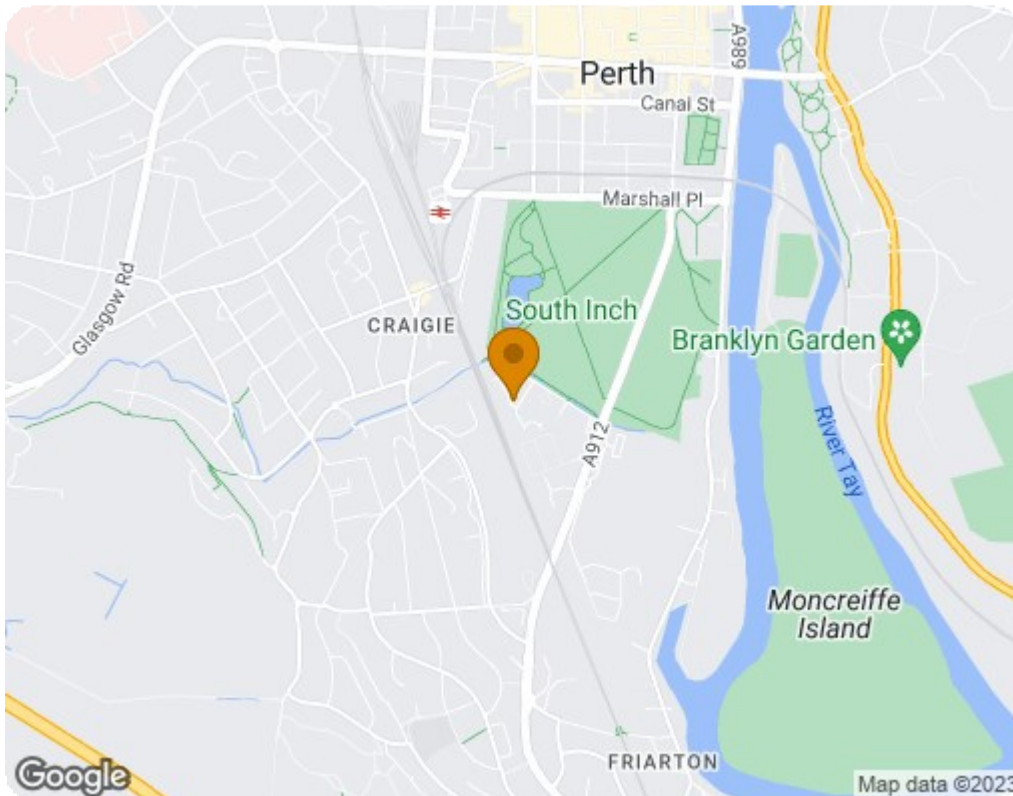




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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		89
(81-91) B		
(69-80) C	76	
(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		