

Simple Approach



25 Kingswell Terrace, Perth
Perthshire PH1 2BZ

Offers over £123,000

Simple Approach are delighted to welcome this terraced, non traditional house on Kingswells Terrace to the property market. This is a well presented three bedroom family home with spacious accommodation across two floors. Comprising; a spacious kitchen, a bright and welcoming front facing lounge, three double bedrooms with fitted storage and modern shower room. This lovely house is located in the popular area of Letham, which is close to all local amenities including nearby shops, Primary Schools, Perth College and Perth Royal Infirmary to name just a few. This property is in a prime location for bus routes to and from the City Centre and is within very easy reach of both major roundabouts on Broxden & Inveralmond for quick commuting links into Dundee, Edinburgh and the Central Belt. Externally, this property provides a large family garden to the front and the rear. Kingswells Terrace comes with gas central heating and double glazed windows, making this a must-see property to appreciate the space provided and idyllic central location. This house would be ideal for a wide range of buyers and viewing is highly recommended to appreciate the superb family home that is on offer

****This Property Must Be A Cash Purchase****

Lounge

15'1" x 12'1" (4.62 x 3.69)

Kitchen

14'9" x 9'6" (4.50 x 2.92)

Entrance Hallway

15'9" x 6'8" (4.81 x 2.04)

Bathroom

6'7" x 6'0" (2.03 x 1.85)

Bedroom

10'9" x 10'10" (3.28 x 3.32)

Bedroom

10'8" x 15'1" (3.26 x 4.61)

Bedroom

10'10" x 10'11" (3.31 x 3.35)

Location

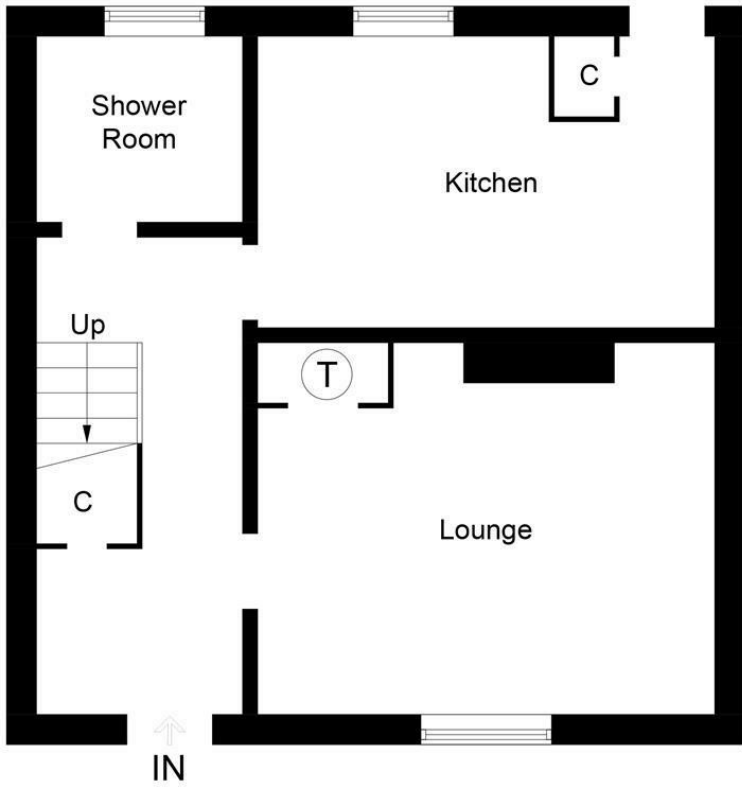
Letham is sought-after for its locality to nearby shops, reputable schools and to Perth City Centre being just minutes away via car or regular bus route. Both Inveralmond and Broxden Roundabout are within easy reach, providing quick links to larger cities such as Dundee, Edinburgh and the Central Belt-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



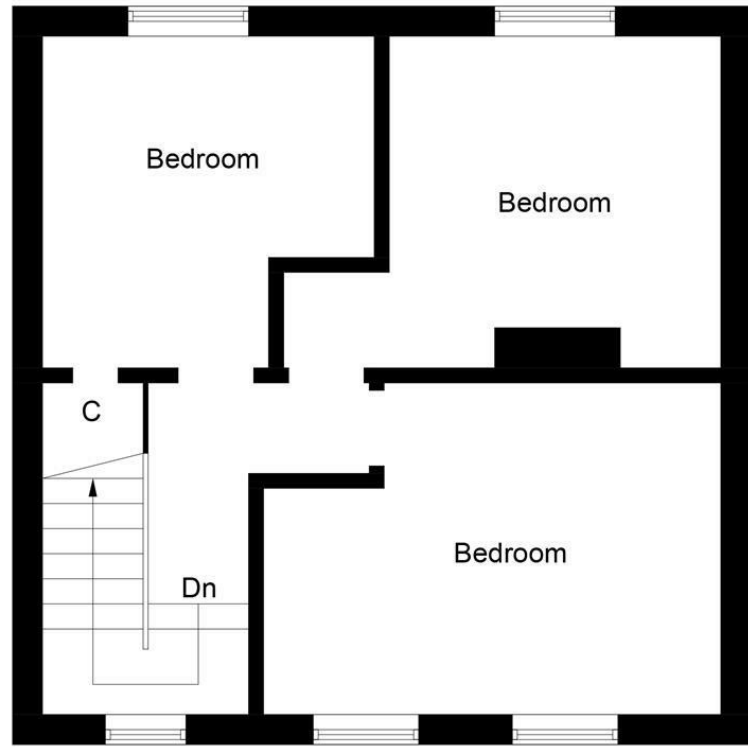


- Three Bed Terraced House
- Close To All Local Amenities
- This Property Must Be A Cash Purchase
- Popular Residential Location
- Gas Central Heating And Double Glazing
- Large Fully Enclosed Rear Garden
- Move-In Condition Throughout

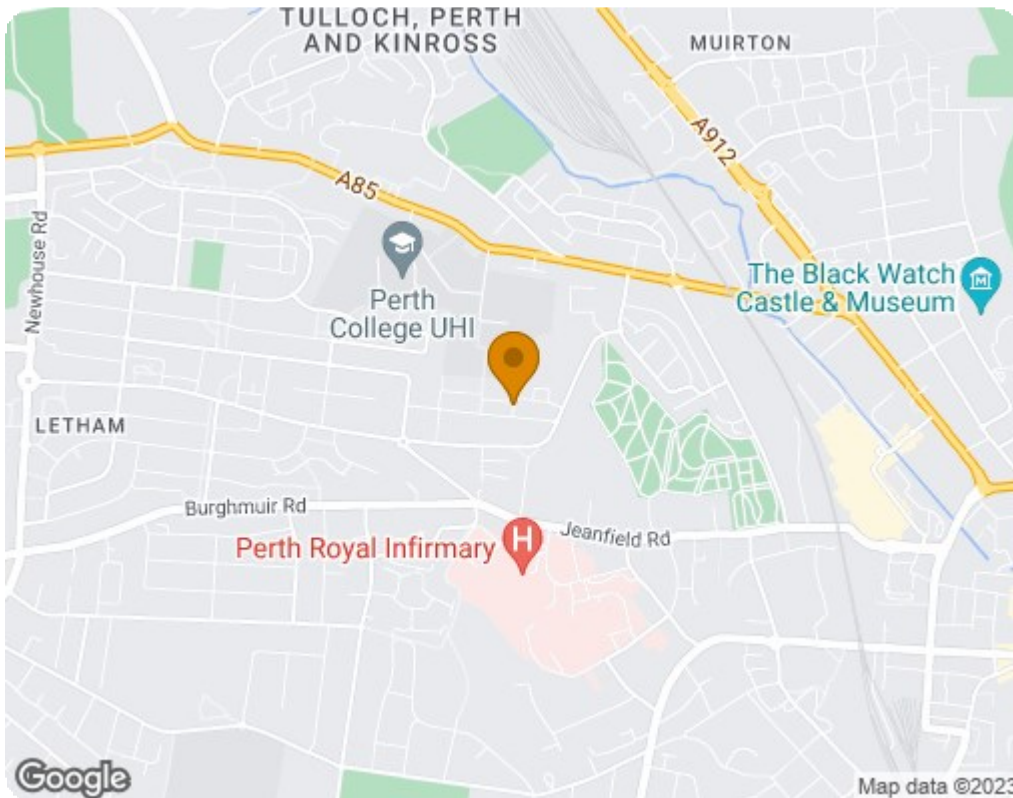




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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		90
(81-91) B		
(69-80) C	71	
(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		