

Simple Approach



101 Duncansby Way, Perth
Perthshire PH1 5XF

Offers over £134,950

Simple Approach are delighted to welcome this outstanding Mid-Terraced House on Duncansby Way to the residential market. Set just off the Dunkeld Road which is one of the main arteries through the City of Perth this property is well placed to take advantage of nearby surrounding amenities without compromising the benefits of a peaceful, family friendly location in a quiet cul-de-sac. This beautiful home comes to the market in immaculate condition throughout. Growing families and first time buyers are offered the opportunity to purchase a move-in condition property which has been very well maintained and upgraded by the present owner. This property further benefits from sought out features such as private parking, a fully enclosed family garden to the rear and ample storage in both double bedrooms. Having been tastefully decorated this property comprises; a modern lounge leading to a large dining area, a stylish fitted kitchen, two double bedrooms and a shower room. Viewing is absolutely essential to appreciate the superb package on offer, with particular note to the excellent location, generous plot and immaculate presentation.

Location

This property could not be better situated for its locality to nearby amenities such as a shop, a reputable primary schools, The Grammar School and St. Johns to name just a few. There are regular bus routes nearby for quick access to and from Perth City Centre and the Inveralmond Roundabout is just a few minutes drive away for quick routes into Inverness, Edinburgh, Dundee and the Central Belt, ideal for the commuter.

Lounge

12'4" x 12'1" (3.76 x 3.70)

Dining room

8'1" x 7'10" (2.47 x 2.40)

Kitchen

7'3" x 7'3" (2.22 x 2.23)

Bathroom

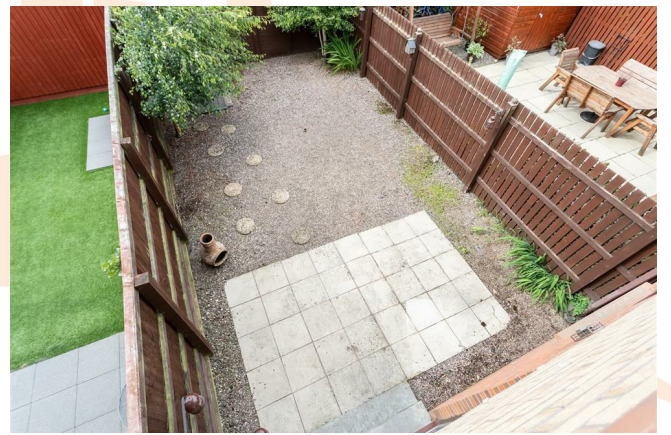
8'0" x 6'8" (2.46 x 2.05)

Bedroom 1

8'11" x 10'4" (2.72 x 3.17)

Bedroom 2

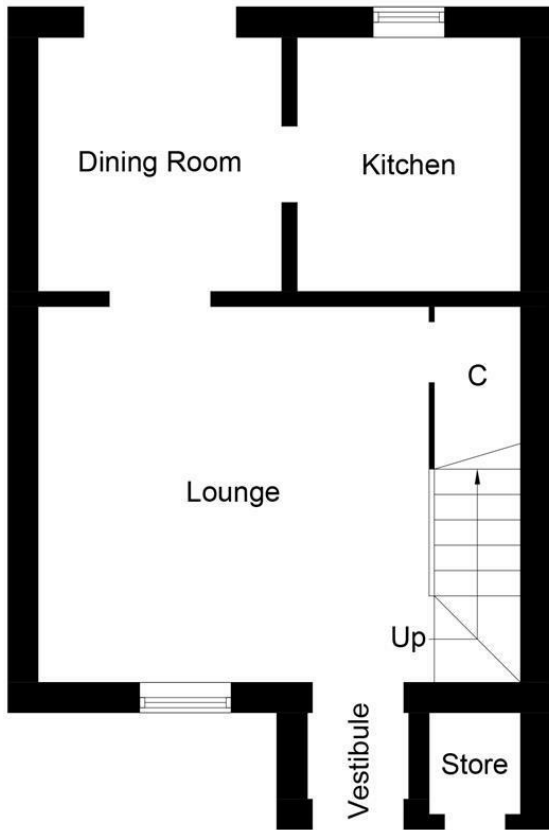
8'4" x 11'3" (2.56 x 3.44)



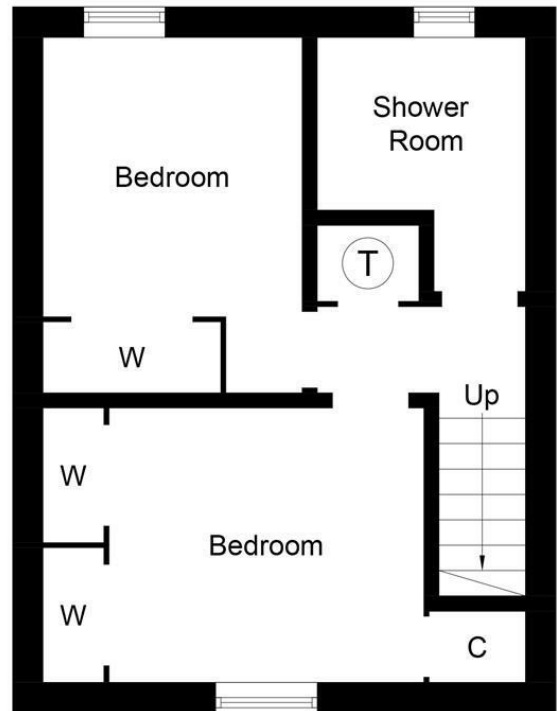


- Two Double Bedrooms with Fitted Wardrobes
- Fully Enclosed Garden To The Rear
- Family Dining Room
- Modern Kitchen & Shower Room
- Close To All Local Amenities
- Private Parking
- Move In Condition Throughout





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	