

Simple Approach



**2 Malloch Avenue, Perth
PH1 3FW**

Offers over £264,995

Simple Approach are delighted to welcome this bright, spacious and very well presented detached house on Malloch Avenue to the Perthshire residential market. This stunning family home comes to the market in immaculate condition throughout and has been decorated with taste and style in neutral tones from start to finish, comprising; a warm and welcoming lounge with large, front-facing window, through to a very modern dining room, a stylish fully fitted kitchen which has been newly renovated, a useful utility room, a downstairs WC and a lovely conservatory. Level two of the property provides three sizable bedrooms all with fitted storage space and master ensuite and a chic family bathroom completes this beautiful home. This family home is perfectly located and is set within a peaceful area without compromising the benefits of nearby surrounding amenities such as local shops and supermarkets set just minutes away. Boasting sought-after features such as gas central heating, double glazing, a driveway, single garage and a well maintained garden to the rear of the property This property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer or growing family looking for a well-situated property in move-in condition throughout.

Kitchen

11'2" x 12'7" (3.42 x 3.84)

Utility Room

5'11" x 8'1" (1.81 x 2.47)

Garage

13'4" x 8'1" (4.07 x 2.47)

Dining Room

8'11" x 11'2" (2.73 x 3.41)

Sun Room

7'4" x 9'8" (2.26 x 2.95)

Lounge

13'4" x 13'4" (4.08 x 4.07)

Vestibule

5'9" x 3'4" (1.76 x 1.02)

w/c

5'5" x 2'8" (1.67 x 0.82)

Bedroom

10'7" x 8'7" (3.23 x 2.64)

Bedroom

10'7" x 10'2" (3.24 x 3.10)

Bathroom

7'8" x 7'0" (2.36 x 2.14)

Landing

15'1" x 6'1" (4.6 x 1.87)

Bedroom

12'0" x 10'0" (3.67 x 3.07)

Ensuite

4'7" x 7'9" (1.40 x 2.38)





- Move In Condition Throughout
- Separate Dining Room
- Single Garage & Driveway

- Lovely Detached Family Home
- Modern Fitted Kitchen
- Excellent Location

- Three Sizable Bedrooms
- Well Maintained Private Rear Garden
- Gas Central Heating & Double Glazing



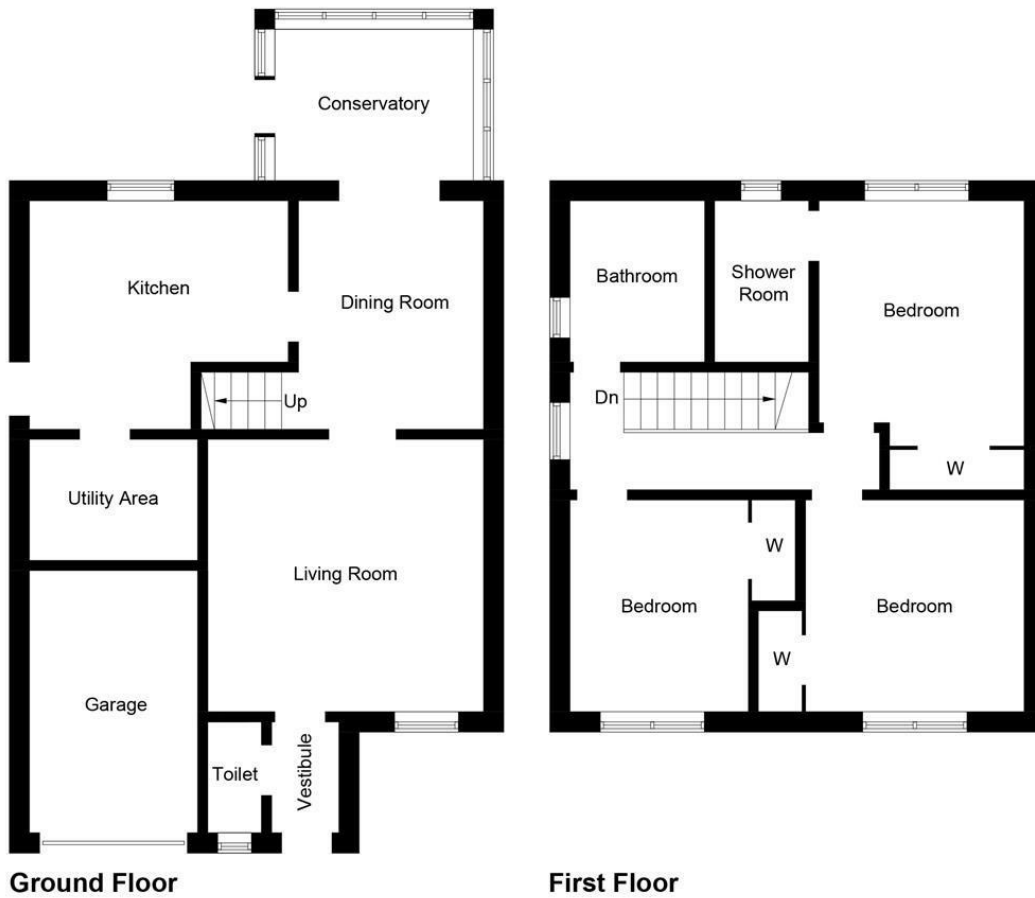
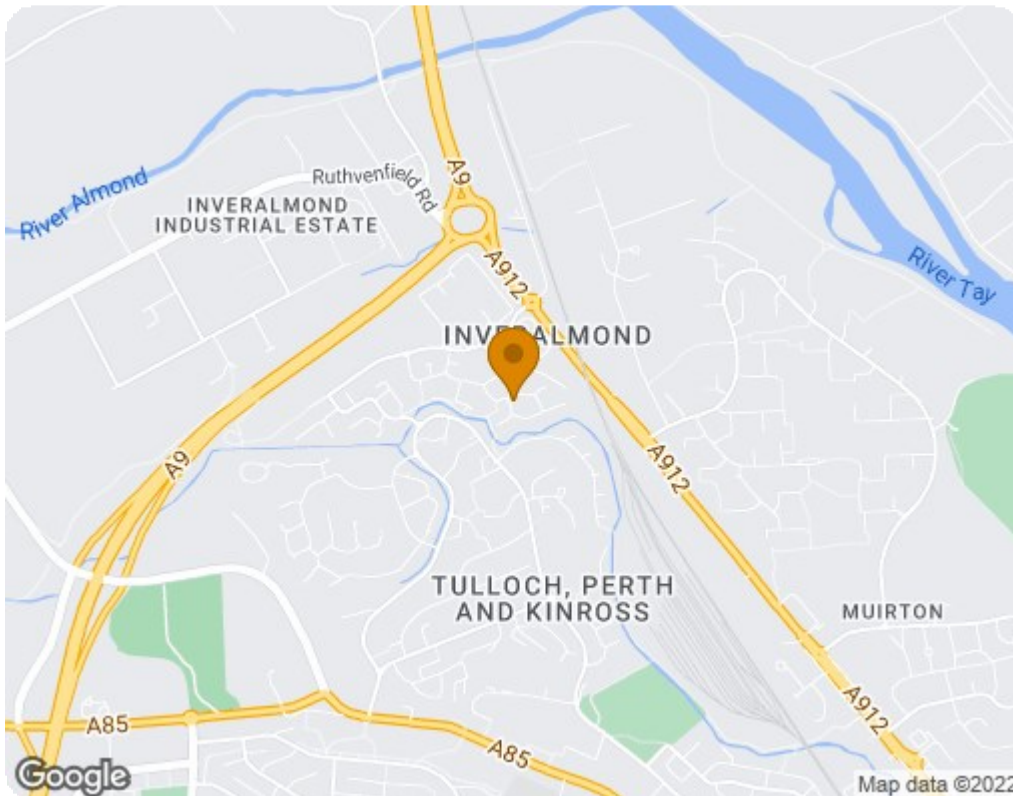


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID885225)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	77	
(69-80) C		
(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		87
(81-91) B	77	
(69-80) C		
(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		