

Simple Approach



**6 Muircroft Terrace, Perth
Perthshire PH1 1EW**

Offers over £263,000

Simple Approach are pleased to welcome this bright and spacious, semi-detached family home on Muircroft Terrace to the Perthshire residential market. Set within a highly sought after location, this lovely property comprises; a welcoming entrance hall leading onto a bright and spacious lounge which has been decorated with great contemporary taste. A modern fitted kitchen/diner with integrated appliances and ample space for dining, two sizable bedrooms can be found on the ground floor of the property and a stylish family bathroom. On the first floor of the property a further two generous bedrooms can be found along with ample storage space. This lovely home further benefits from modern comforts such as; gas central heating, double glazing, a large driveway which will comfortably fit multiple cars and a private rear garden. Due to its excellent location and great move in condition, Muircroft Terrace lends itself to a wide range of buyers, viewing is essential to appreciate this fantastic family home of offer.

Lounge

13'1" x 12'9" (3.99 x 3.90)

Entrance Hallway

15'6" x 5'7" (4.73 x 1.72)

Bedroom

12'1" x 11'3" (3.70 x 3.45)

Bedroom

9'11" x 10'4" (3.03 x 3.15)

Bathroom

5'5" x 6'5" (1.67 x 1.98)

Kitchen

10'6" x 14'4" (3.21 x 4.38)

Bedroom

12'11" x 12'4" (3.96 x 3.77)

Bedroom

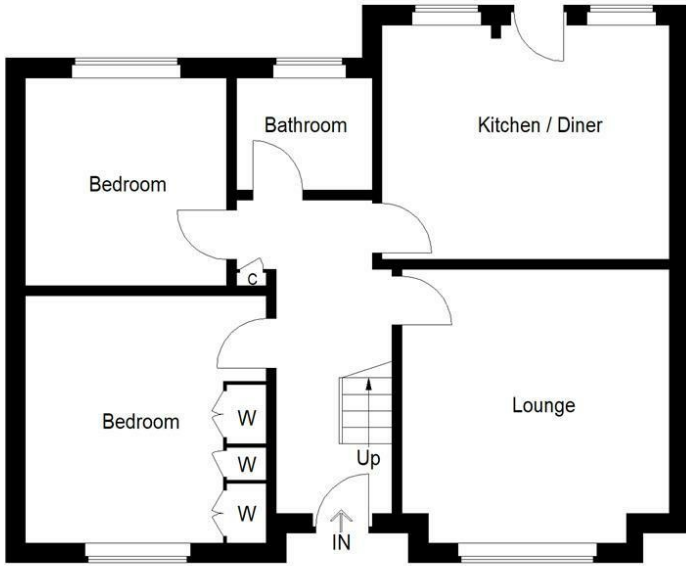
10'6" x 13'7" (3.21 x 4.16)



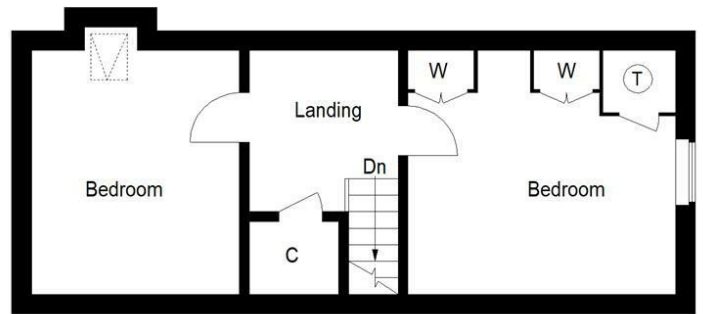


- Very Well Presented Semi Detached Family Home
- Modern Fitted Kitchen
- Sizeable Rear Garden
- Four Generous Bedrooms
- Ample Storage Space
- Gas Central Heating & Double Glazing
- Stylish Interior Throughout
- Large Private Driveway
- Highly Sought After Location

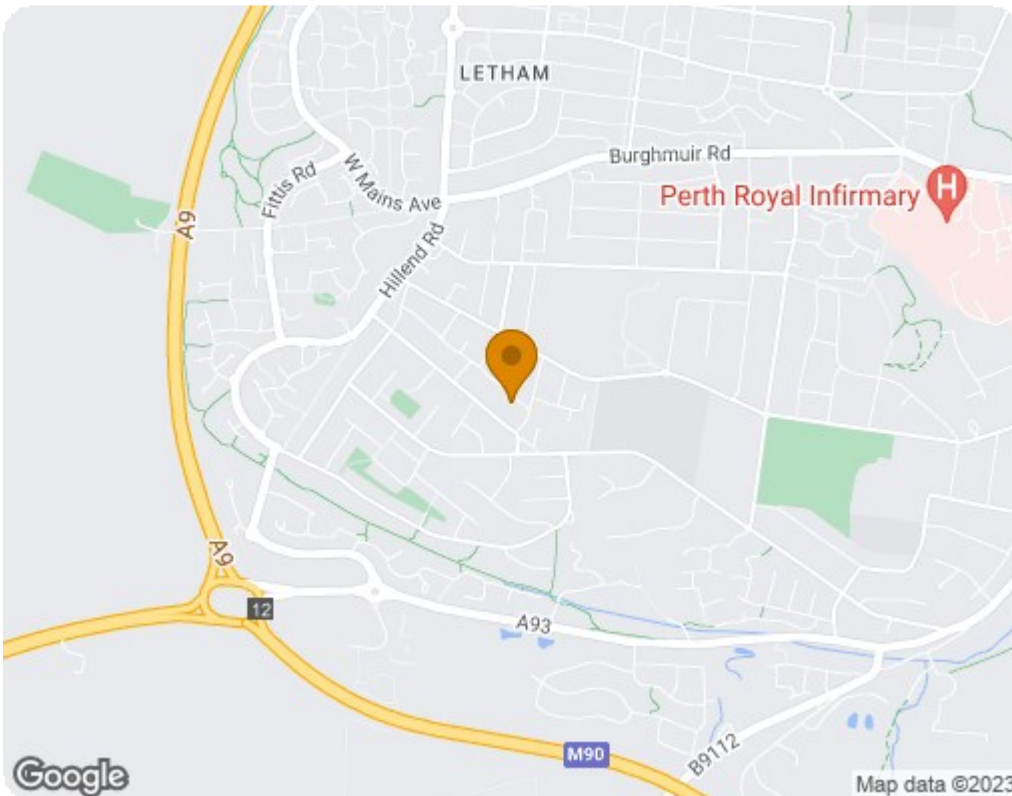




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		