

Simple Approach



**43 Innewan Gardens, Perth
Perthshire PH1 4AZ**

Offers over £146,000

Simple Approach are delighted to welcome this spacious, semi-detached, two bed, bungalow to the Perthshire residential market. This lovely property is set in the highly sought-after location of Bankfoot in the quiet cul-de-sac of Innewan Gardens. Comprising of two double bedrooms, a spacious lounge, kitchen with ample room for free standing white goods and a bathroom with shower over bath facility, this property suits a variety of buyers but especially those looking for easy living across one accessible floor. This property would benefit from some modernisation throughout however does boast many sought after features such as double glazing, private parking for two vehicles and a fully enclosed rear garden. The Village of Bankfoot has many local amenities such as cafes, shops, primary school and restaurants and is only 10 minutes away from Perth. We would recommend early viewing to appreciate the property and its location on offer here.

Lounge

9'8" x 19'0" (2.97 x 5.81)

Kitchen

9'2" x 7'7" (2.80 x 2.33)

Bedroom

9'4" x 8'9" (2.85 x 2.69)

Vestibule

4'8" x 4'2" (1.43 x 1.29)

Bedroom

8'6" x 10'5" (2.60 x 3.18)

Bathroom

5'9" x 6'7" (1.76 x 2.03)

W/C

6'4" x 2'8" (1.94 x 0.83)

Location

This property is well located to enjoy some of the best commuter links in Scotland. Within minutes the commuter will find themselves placed on the A9 making way to Inverness or the Inveralmond roundabout where all routes to Scotland's major cities can be found. Within the beautiful village of Bankfoot all expected local amenities can be found including a local primary school, Restaurant, Pub and shop. Bus routes are available to Perth city centre and daily allocated buses are available to Perth's Grammar school which provides secondary education.



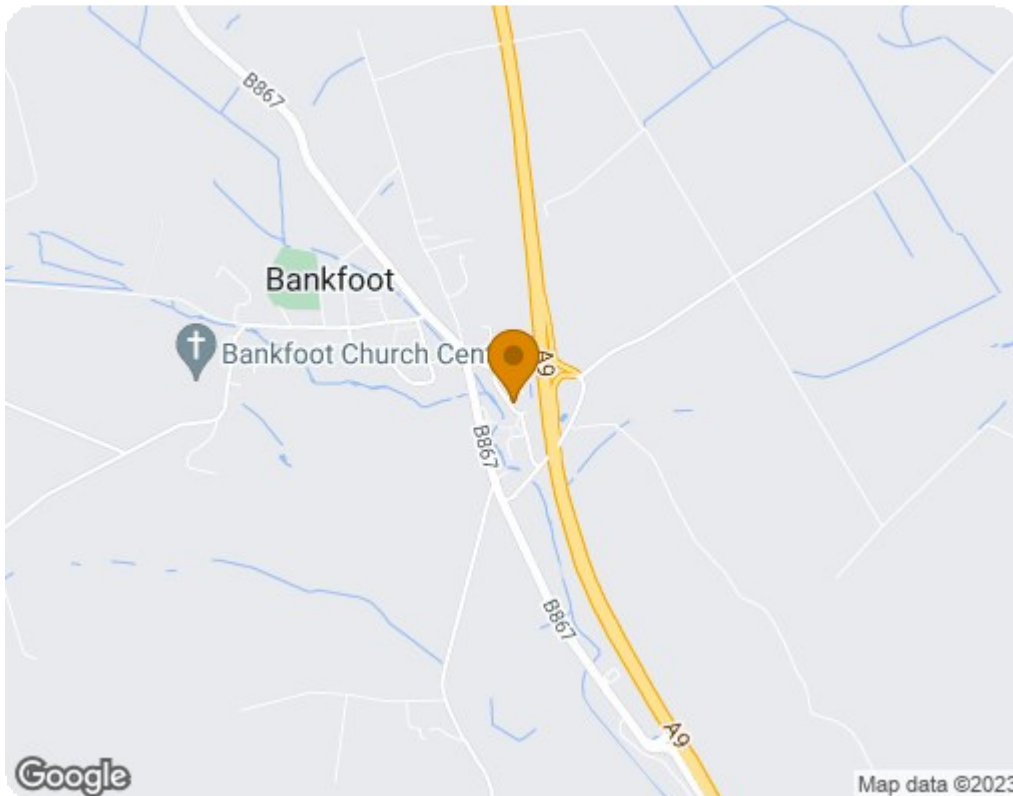


- 2 Bedroom, Semi-Detached Bungalow
- Private Parking For 2 Vehicles
- Sought After Village Location
- Fully Enclosed Rear Garden
- Electric Heating





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID919541)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

Scotland EU Directive 2002/91/EC