

Simple Approach



**4 Errochty Grove, Perth  
Perthshire PH1 2SW**

**Offers over £194,950**



Simple Approach are excited to welcome this bright, spacious and well-presented two-bedroom detached house on Errochty Grove to the residential market. Set in the ever-desirable Western Edge of Perth this property is ideally placed to take advantage of nearby amenities including shops, a large Supermarket, reputable schooling and all further shopping found in the Inveralmond Industrial Estate and City Centre found just minutes away in either direction. This superb property comes to the market in good condition throughout, comprising; a front-facing lounge with large picture window, through to a fully fitted kitchen with ample space for family dining and white goods, two good-sized double bedrooms with fitted wardrobes and an accessible bathroom. This property boasts many sought after features such as double glazing, gas central heating and garden to the front and rear along with a garage and private driveway. Errochty Grove lending itself to a wide range of buyers including first time buyers and growing families alike. Viewing is highly recommended to appreciate the overall package on offer, with particular note to the quiet location, the enclosed garden grounds to the rear and the excellent condition of this ideal family home.

### Lounge

11'8" x 17'8" (3.58 x 5.39)

### Kitchen

11'8" x 9'5" (3.58 x 2.89)

### Bedroom

9'11" x 9'1" (3.03 x 2.78)

### Bedroom

9'11" x 10'1" (3.04 x 3.08)

### Bathroom

11'3" x 13'7" (3.44 x 4.15)





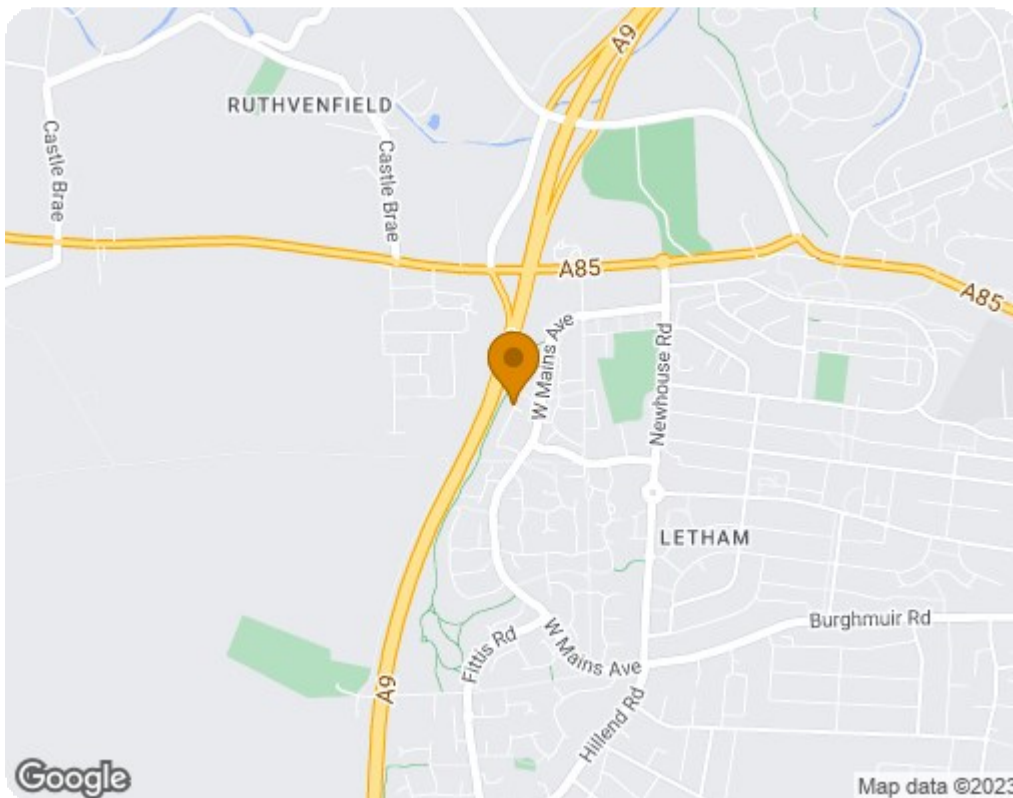
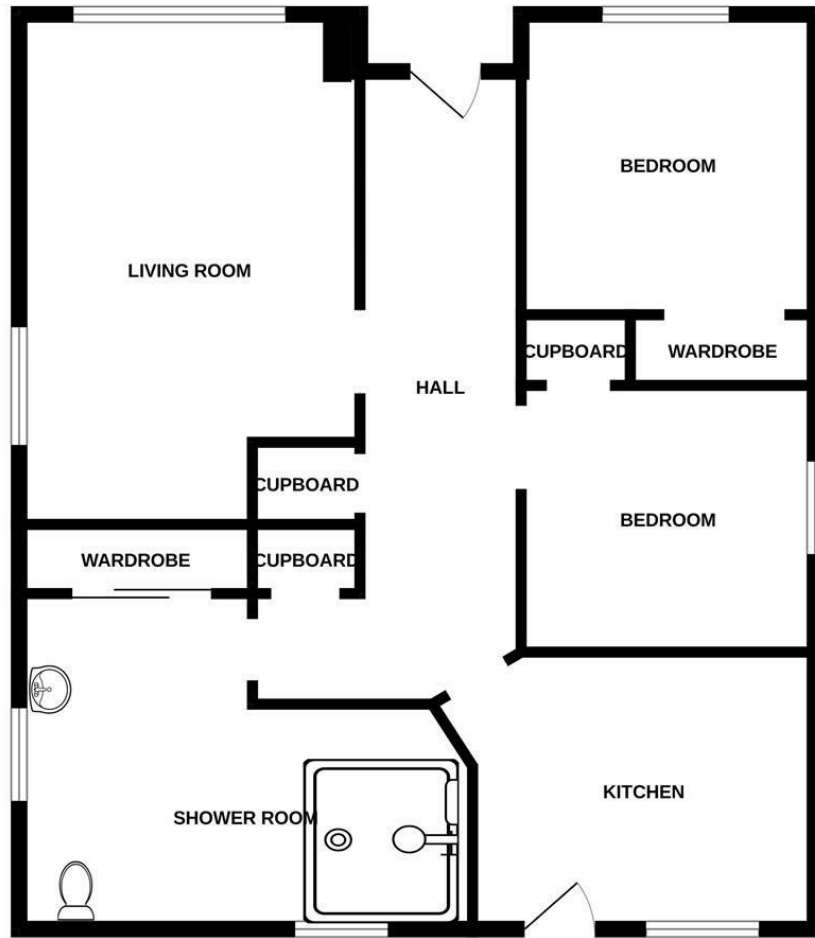
- Quite Residential Area
- Close To Local Amenities

- 2 Double Bedrooms
- Front And Private Rear Garden

- Accessible Toilet
- Garage & Driveway







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		78	80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	