

Simple Approach



Estate Agents



19c Robertson Road, Perth
Perthshire PH1 1SN

Offers over £153,000

Simple Approach are pleased to offer this charming, modern quarter villa house on Robertson Road to the Perthshire residential market. Situated within a very popular area of Perth this property is conveniently placed to take advantage of all local amenities just a short while away. This lovely home has been kept to a very high standard and comes to the market in beautiful condition throughout comprising; a bright and spacious lounge, a newly fitted, modern shower room, a stylish fitted kitchen and two sizable bedrooms both with useful fitted storage space. The property further benefits from modern day comforts such as gas central heating, double glazing windows and has an allocated parking space. This property due to its excellent location and overall good condition lends itself to a wide range of buyers and is the ideal purchase for any first-time buyer or growing family looking for a move-in condition home, which only viewing will confirm.

Entrance Hallway

6'4" x 4'1" (1.95 x 1.27)

Lounge

17'3" x 10'0" (5.27 x 3.05)

Kitchen

9'3" x 6'4" (2.82 x 1.95)

Bedroom

11'11" x 8'0" (3.65 x 2.45)

Bedroom

8'3" x 8'5" (2.54 x 2.59)

Bathroom

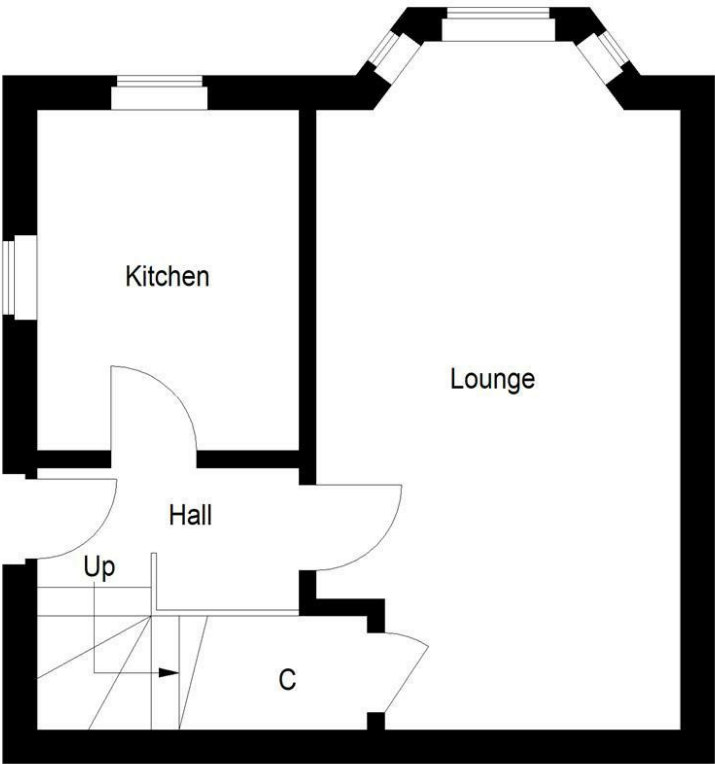
6'2" x 5'1" (1.90 x 1.57)



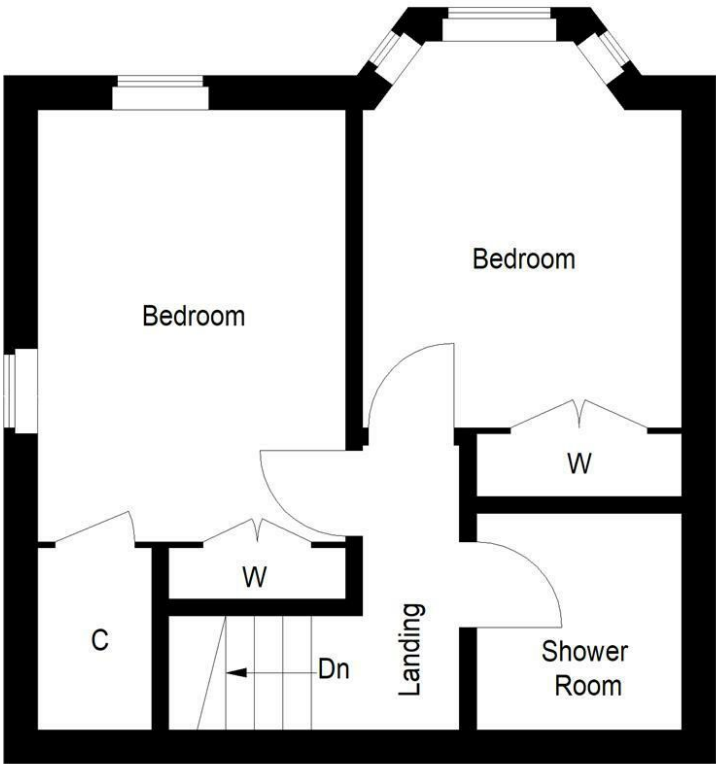


- Two Bedroom, Quarter Villa
- Newly Fitted Shower Room
- Allocated Parking
- Communal Outdoor Space
- Move-in Condition Throughout
- Close To All Local Amenities

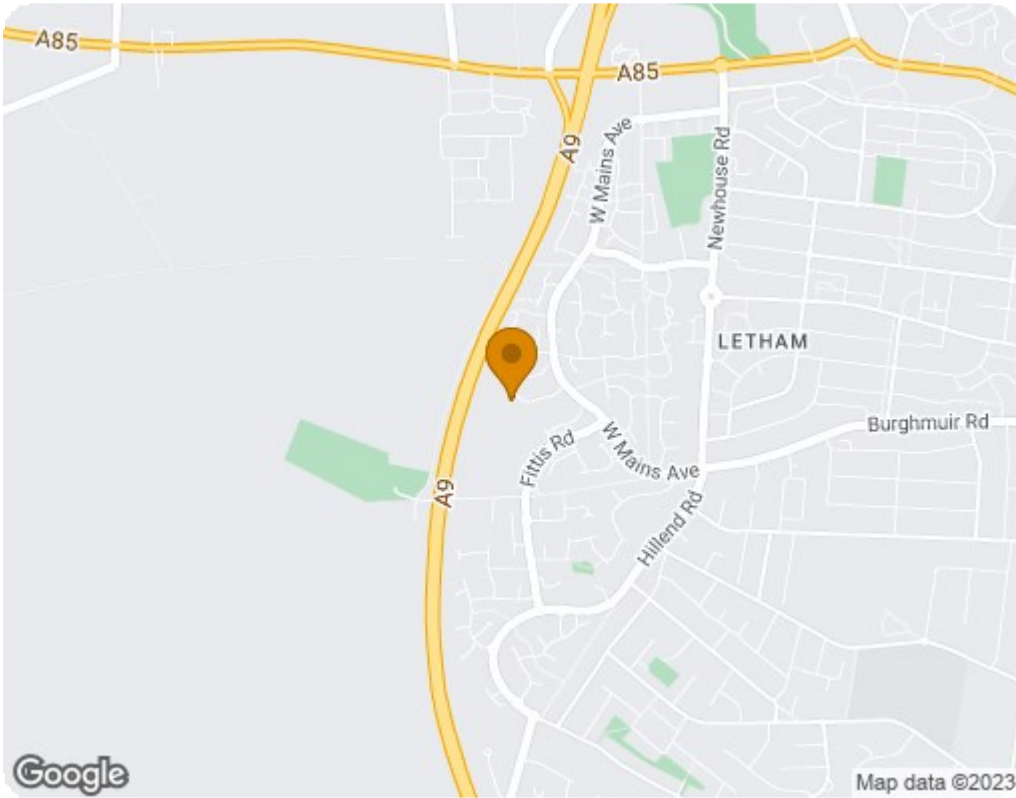




Ground Floor



First Floor



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