

Simple Approach



**19 St. Cedd's Road, Pitlochry
PH9 0LD**

Offers over £198,000

***** CLOSING DATE SET FOR FRIDAY 31ST MARCH 12 NOON *****

Simple Approach are delighted to welcome this very well presented, mid terraced house on St. Cedd's Road to the residential market. Set in the desirable area of Ballinluig near Pitlochry this property could not be better located for its tranquil hamlet setting without compromising locality to nearby amenities such as shops, cafes and leisure facilities found just minutes away via the A9. This generously proportioned property is the idea home for any growing family, first time buyer or mature couple looking for a home with an excellent amount of living space along with being set within a highly desirable location. Comprising; a bright and spacious lounge, a stunning modern fitted kitchen with ample space for dining, three generous bedrooms with fitted wardrobe space and a fresh white bathroom with shower over bath facility. This lovely home further benefits from sought after modern comforts such as a driveway, large fully enclosed private rear garden, electric heating and double glazing. Viewing is essential to appreciate the overall size and excellent location on offer with St. Cedd's Road.

Lounge

14'9" x 13'1" (4.50 x 3.99)

Entrance Hallway

19'8" x 8'1" (6.01 x 2.48)

Bedroom 1

15'11" x 9'4" (4.87 x 2.85)

W/C

4'8" x 3'2" (1.43 x 0.99)

Bedroom 2

12'2" x 10'9" (3.71 x 3.29)

Bathroom

7'10" x 5'6" (2.41 x 1.69)

Bedroom

6'7" x 10'4" (2.02 x 3.17)

Kitchen

11'3" x 13'7" (3.44 x 4.16)





- Beautifully Presented Family Home
- Three Generous Bedrooms With Fitted Wardrobes
- Stylish Kitchen
- Bright & Spacious Lounge
- Sizable Driveway
- Electric Heating & Double Glazing
- Large Private Rear Garden
- Very Desirable Location



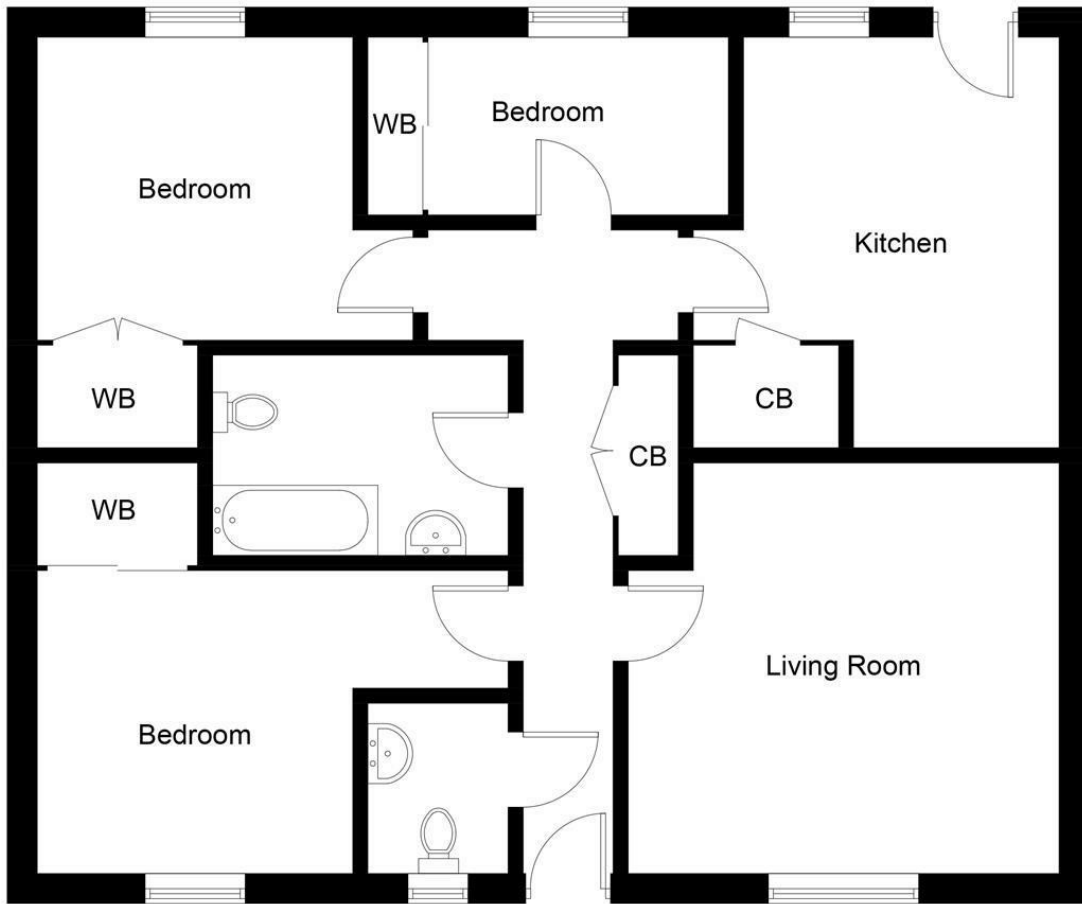
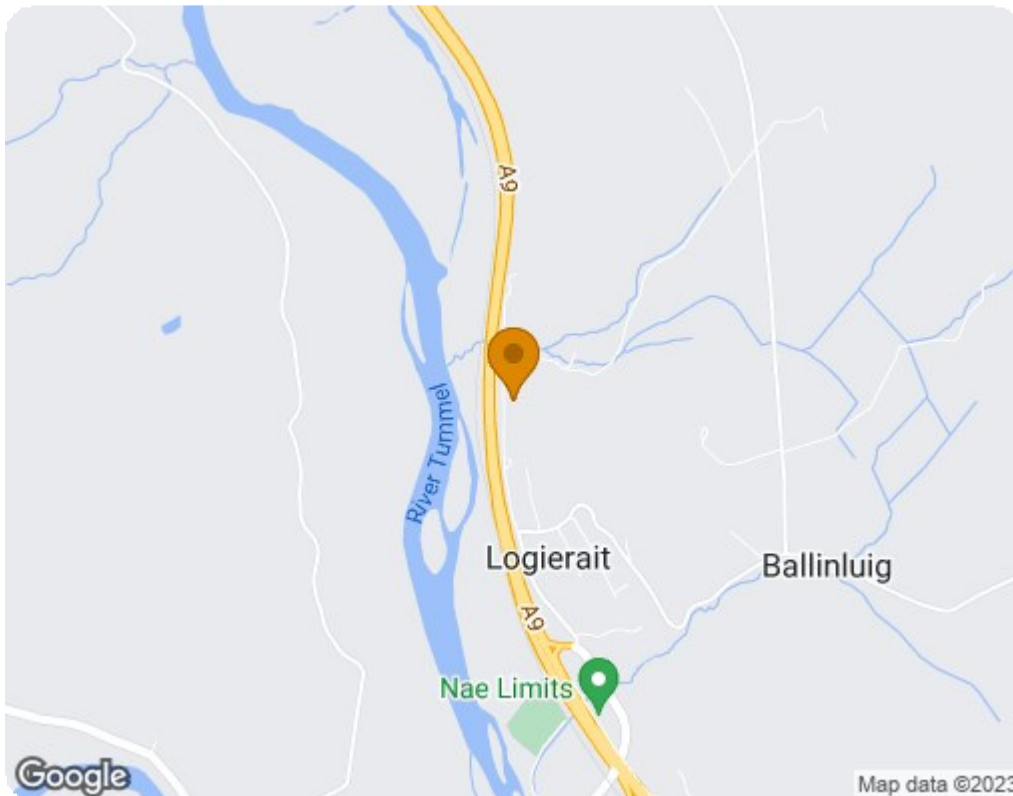


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (946976)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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			71
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	