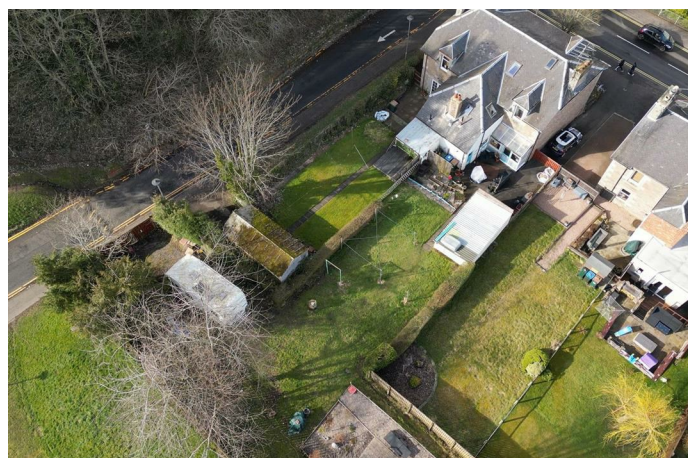


Simple Approach



**100 Crieff Road, Perth
Perthshire PH1 2NT**

Offers over £254,950

Simple Approach are pleased to bring you this stunning three bedroom house in the popular area of Perth to the market. An ideal purchase for any first time buyer or growing family looking for a well-located home situated off one of the main arteries of Perth. As well as being within walking distance of Tesco Supermarket and the Highlands & Islands sought after University, buyers would be on a regular bus route to and from the City Centre as well as within a few minutes of Broxden Roundabout for quick access to routes into Dundee, Edinburgh and the Central Belt, perfect for the commuter. Set within a highly sought after location this stunning property comes to the market in excellent move in condition and has been decorated with great contemporary style. This lovely family home is the ideal purchase for any growing family looking for a home with modern, tasteful decoration throughout with a generously-proportioned living space. Viewing is absolutely essential to appreciate the space and excellent location on offer here at Crieff Road.

Entrance Vestibule

4'8" x 3'9" (1.44 x 1.15)

Entrance Hallway

11'3" x 6'6" (3.45 x 1.99)

Lounge

15'1" x 13'8" (4.62 x 4.18)

Diningroom

13'3" x 14'7" (4.04 x 4.46)

Kitchen

16'2" x 8'0" (4.95 x 2.44)

Porch

11'1" x 3'6" (3.39 x 1.09)

Bathroom

10'1" x 7'2" (3.09 x 2.19)

Bedroom

11'1" x 12'9" (3.40 x 3.90)

Bedroom

13'8" x 10'10" (4.19 x 3.32)

Bedroom

8'9" x 6'7" (2.67 x 2.03)

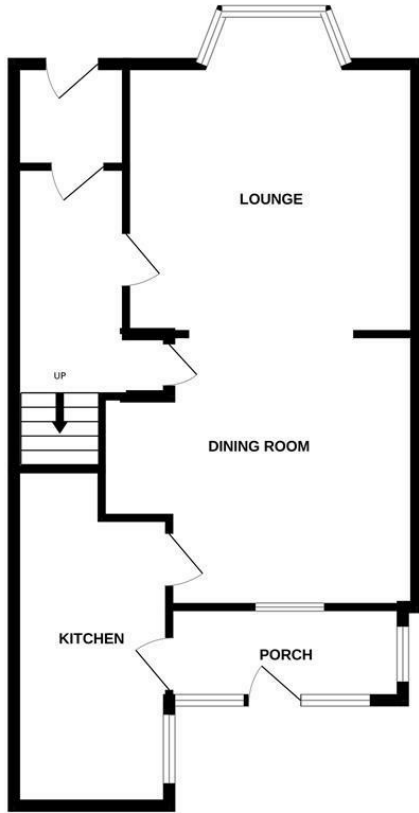




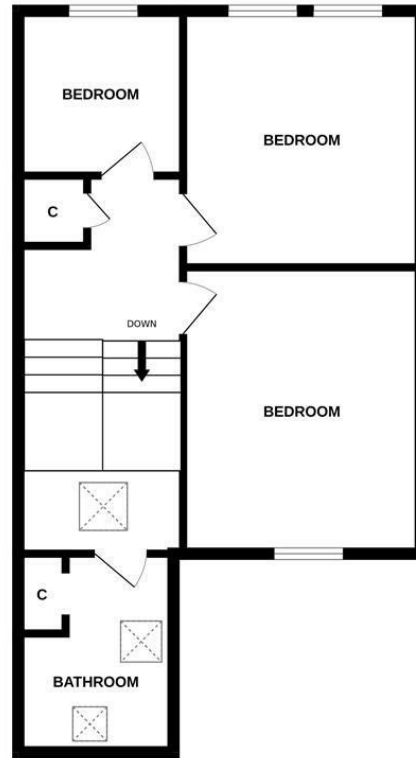
- Very Well Presented Semi Detached House
- Open Plan Lounge/Dining Area
- Highly Desirable Location
- Single Garage
- Three Generous Bedrooms
- Substantial Private Rear Garden
- Contemporary Interior Throughout
- Stunning Modern Fitted Kitchen
- Gas Central Heating & Double Glazing
- Private Driveway



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC