

Simple Approach



**19 Wilson Street, Perth
PH2 0EX**

Offers over £214,950

Simple Approach are pleased to welcome this fantastic opportunity to purchase this unique semi detached house on Wilson Street. Set within a highly sought after area of Craigie, this lovely home is ideally placed to take advantage of all local amenities found near by along with being just a short distance away from Perth City Centre. This great family home comes to the market in good condition throughout, comprising; a welcoming entrance hallway, a bright and spacious lounge, a sizable dining room, a kitchen and a conservatory. Upstairs the property enjoys three generous bedrooms and a family bathroom. Wilson Street further benefits from modern comforts such as a large private driveway, electric heating, double glazed windows and an impressive fully enclosed rear garden. Due to the overall size and excellent location this property lends itself to a wide range of buyers such as first time buyers, any growing family or mature couple looking for a well located home with ample living space throughout. Viewing is essential to appreciate the overall fantastic property on offer here at Wilson Street.

Lounge

9'11" x 13'5" (3.03 x 4.10)

Kitchen

7'5" x 5'7" (2.28 x 1.72)

Entrance Vestibule

6'9" x 3'8" (2.07 x 1.12)

Entrance Hallway

7'5" x 5'0" (2.28 x 1.53)

Dining Room

9'6" x 14'4" (2.92 x 4.39)

Bedroom

7'5" x 8'0" (2.27 x 2.45)

Bedroom

11'9" x 9'10" (3.59 x 3.02)

Bedroom

9'9" x 12'9" (2.99 x 3.91)

Bathroom

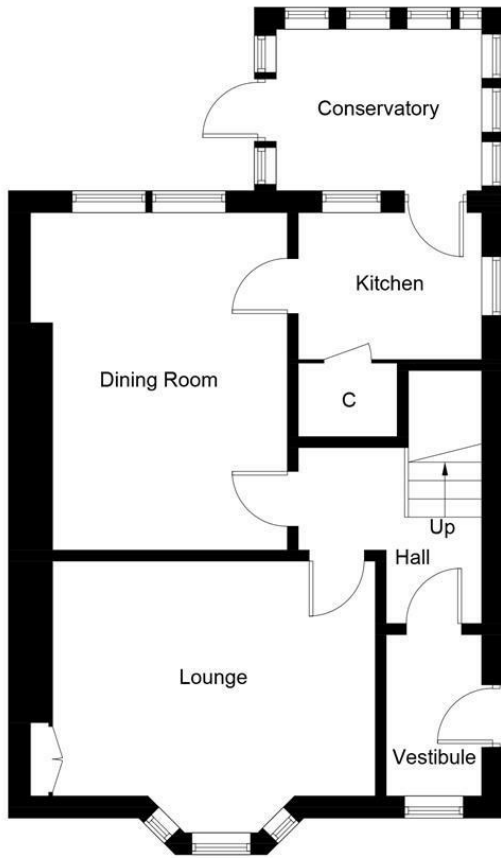
7'4" x 5'7" (2.26 x 1.71)



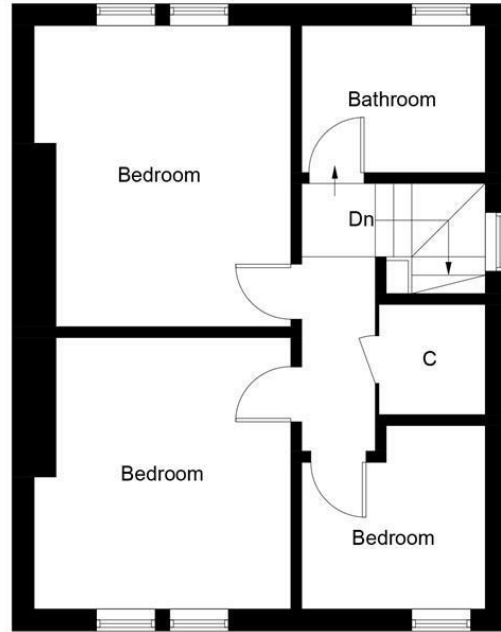


- Semi Detached House
- Sizable Bright Lounge
- Private Driveway
- Three Generous Bedrooms
- Separate Dining Room
- Impressive Fully Enclosed Rear Garden
- Spacious Accommodation Throughout
- Electric Heating & Double Glazing





Ground Floor



Upper Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID970167)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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			61
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	