

Simple Approach



**113 Struan Road, Perth
PH1 2NH**

Offers over £142,000

Simple Approach are delighted to welcome this house on Struan Road to the Perthshire property market. This is a well presented two bedroom family home with spacious accommodation across two floors. Comprising; a modern kitchen, a bright and welcoming lounge, two sizable bedrooms and stylish bathroom. This house is located in the popular area of Letham, which is close to all local amenities including nearby shops, Primary Schools, Perth College and Perth Royal Infirmary to name just a few. This property is in a prime location for bus routes to and from the City Centre and is within very easy reach of both major roundabouts on Broxden & Inveralmond for quick commuting links into Dundee, Edinburgh and the Central Belt. Externally, this property also provides an enclosed garden to the front and the rear. Struan Road comes with gas central heating and double glazed windows, making this a must-see property to appreciate the space provided and excellent location. This house would be ideal for a wide range of buyers and viewing is highly recommended to appreciate the superb family home that is on offer here at Struan Road.

Kitchen

15'9" x 8'4" (4.82 x 2.56)

Lounge

10'11" x 15'9" (3.33 x 4.81)

Rear Vestibule

3'0" x 2'9" (0.92 x 0.84)

Bedroom

8'3" x 15'10" (2.54 x 4.83)

Bedroom

8'11" x 11'1" (2.72 x 3.39)

Bathroom

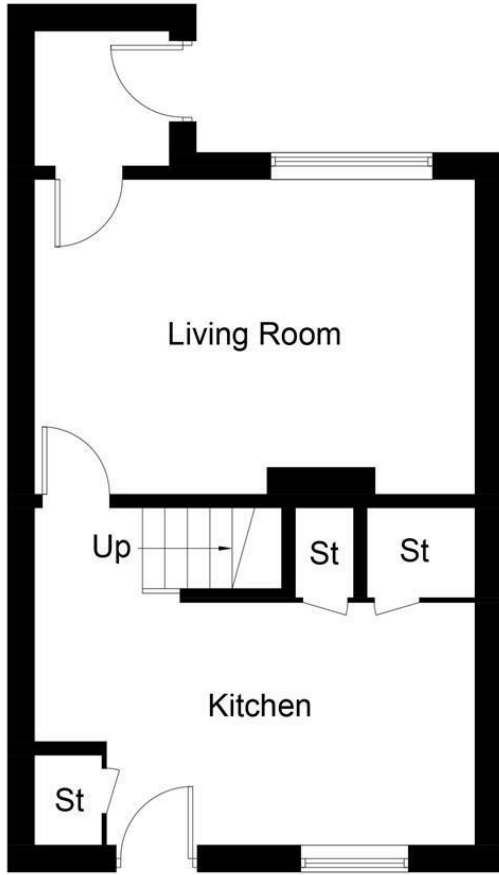
7'3" x 8'5" (2.23 x 2.57)



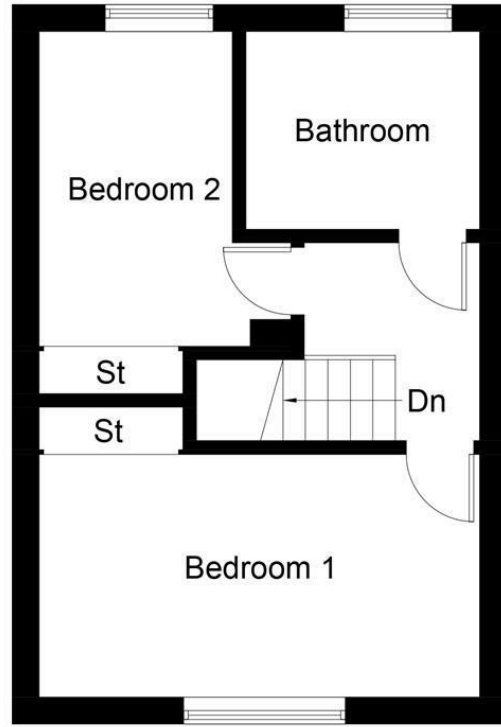


- Well Presented Mid Terraced House
- Modern Kitchen
- Excellent Location
- Two Generous Bedrooms
- Stylish Bathroom With Seperate Large Gas Shower
- Private Front & Rear Garden
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing



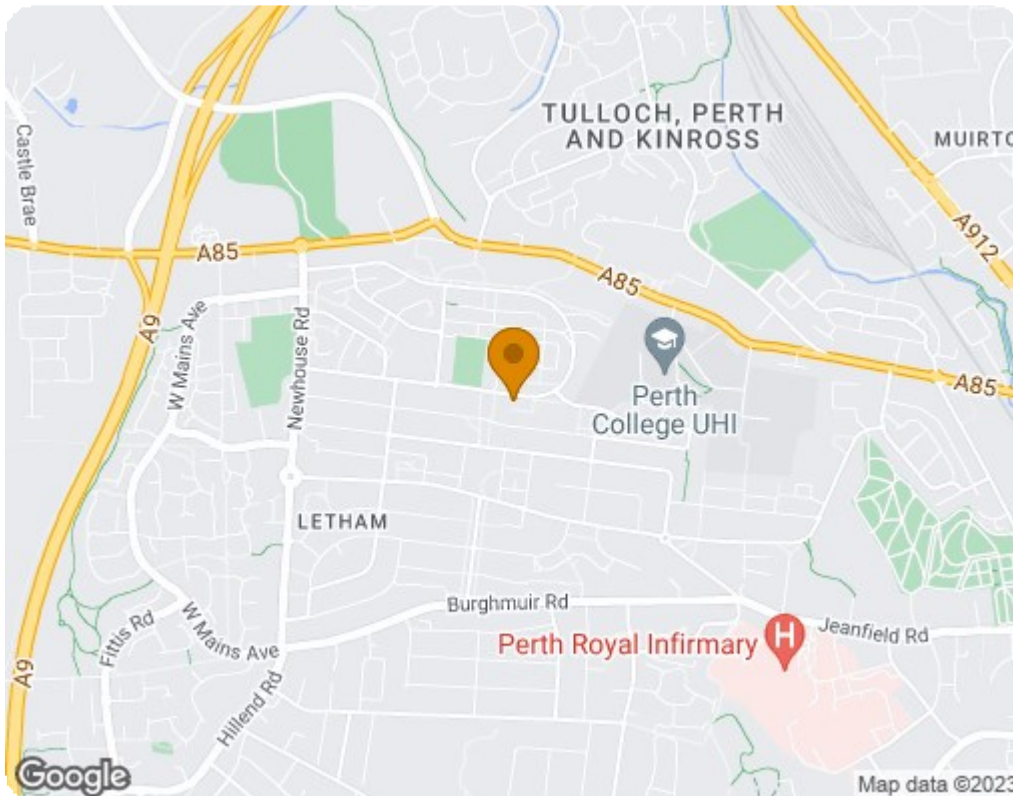


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID971664)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	74	
(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		88
(81-91) B	73	
(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