

Simple Approach



**4 Loan Brae, Perth  
PH2 7QT**

**Offers over £157,950**

Simple Approach are delighted to welcome this semi-detached house on Loan Brae to the Perthshire residential market, set in the heart of the ever desirable village of Errol this property is ideally placed to take advantage of all close by amenities found in the village itself as well as in the larger cities of Perth and Dundee. This property comprises a spacious lounge with patio doors allowing for plentiful natural light to flood the room, dining room, sizable kitchen with ample room for free standing appliances, two double bedrooms with the master boasting built in storage and a modern bathroom with shower over bath facility. This property also boasts sought after features such as gas central heating and double glazed windows throughout. Externally this property enjoys a private front garden, driveway and fully enclosed garden to the rear. This lovely property lends itself to a wide range of buyers including, investors, first time buyers and growing families seeking a well-located home requiring some modernisation throughout.

### Entrance Hallway

10'4" x 3'10" (3.17 x 1.18)

5'7" x 5'10" (1.72 x 1.78)

### Lounge

18'5" x 11'4" (5.63 x 3.47)

### Diningroom

7'8" x 9'10" (2.35 x 3.02)

### Kitchen

9'10" x 11'4" (3.00 x 3.46)

### Bedroom

8'9" x 13'8" (2.69 x 4.19)

### Bedroom

12'3" x 9'0" (3.74 x 2.76)

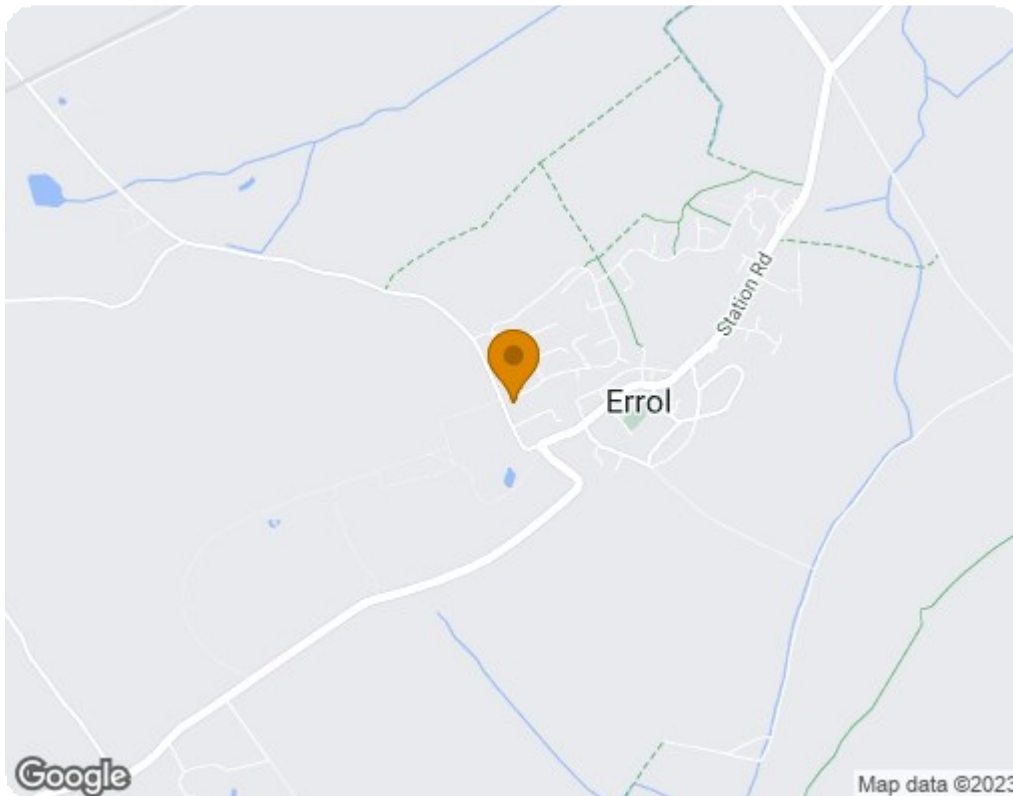
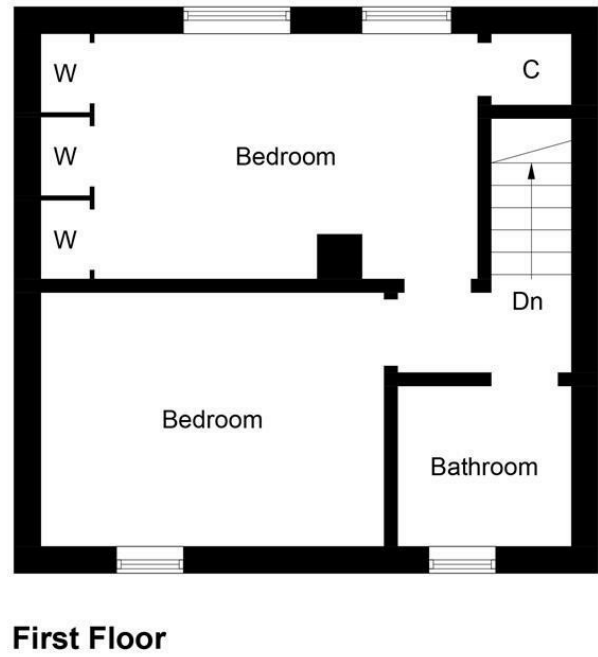
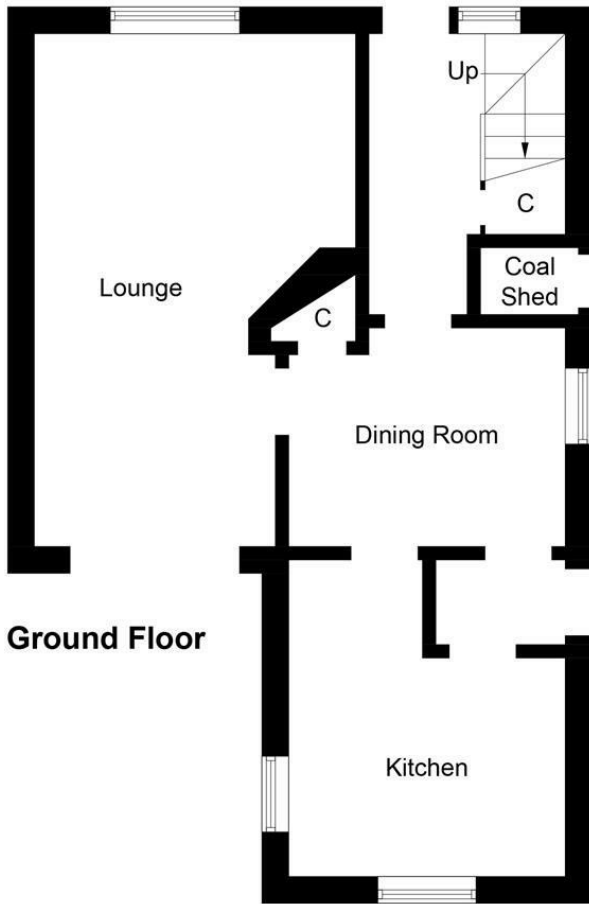
### Bathroom





- Two Bedroom, Semi-Detached House
- Private Driveway and Garden To The Front And Rear
- Spacious Accommodation Throughout
- Close To All Local Amenities Within The Village Itself And Surrounding Cities Of Dundee And Perth
- Gas Central Heating And Double Glazing
- Semi-Rural Living
- Quick Transport Links Via A90





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>54</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b> EU Directive 2002/91/EC		