

Simple Approach



46 Eriskay Place, Perth  
PH1 3DH

Offers over £157,950

Simple Approach are delighted to welcome this bright, spacious and very well presented end terraced house on Eriskay Place to the residential market. Set in the ever desirable area of North Muirton this property could not be better located for its peaceful, cul-de-sac set away from the main road, without compromising locality to nearby amenities found in the immediate area of the Inveralmond Estate or Perth City Centre both set just minutes away in either direction. This family home comes to the market in excellent condition throughout and comprises of a generous modern fitted kitchen with ample space for entertaining and dining, a bright spacious lounge, two good-sized double bedrooms with integrated wardrobes, a third single bedroom and a contemporary bathroom all in good decorative order throughout. This property due to its size, location and excellent condition lends itself to a wide range of buyers and is the ideal purchase for any first time buyer or growing family looking to be within easy reach of reputable schooling and all amenities found in the immediate area. Viewing is essential to appreciate the overall package on offer, and early viewing is recommended to avoid disappointment as this property is sure to be popular.

**Lounge**

14'3" x 13'0" (4.35 x 3.97)

6'4" x 5'2" (1.94 x 1.60)

**Kitchen**

7'10" x 17'7" (2.39 x 5.36)

**Utility**

9'0" x 3'6" (2.75 x 1.09)

**Bedroom**

11'2" x 9'10" (3.42 x 3.01)

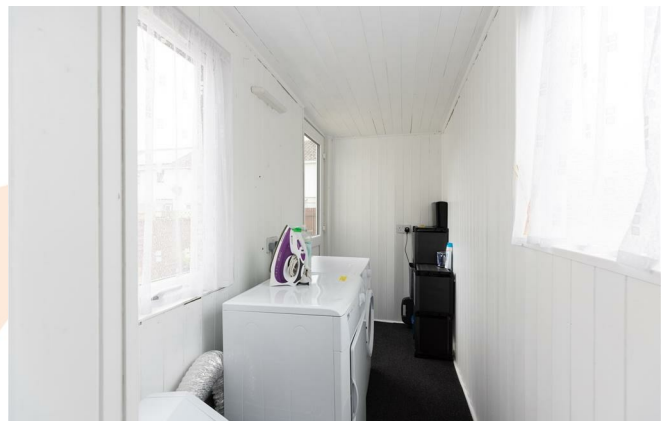
**Bedroom**

11'4" x 9'4" (3.46 x 2.85)

**Bedroom**

6'2" x 8'6" (1.88 x 2.61)

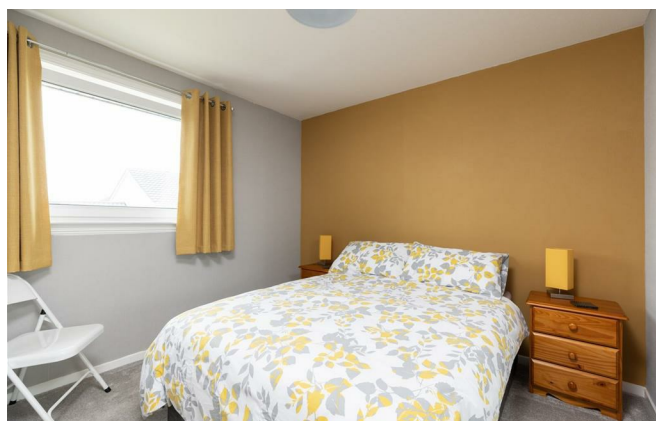
**Bathroom**

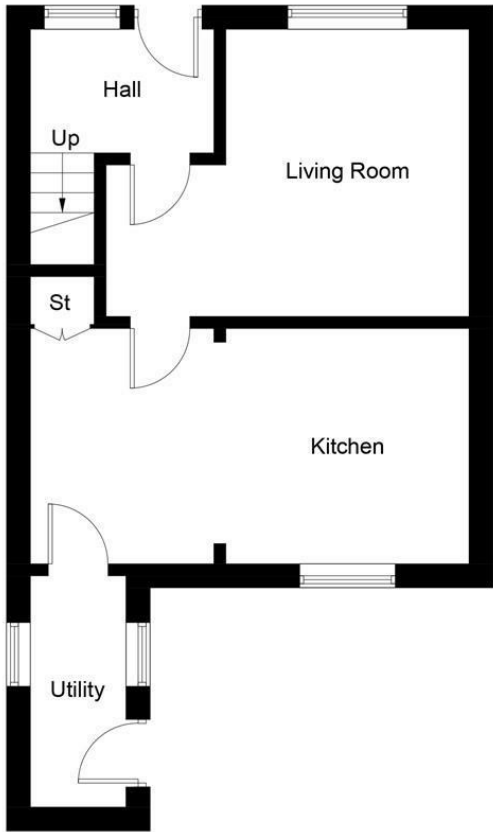




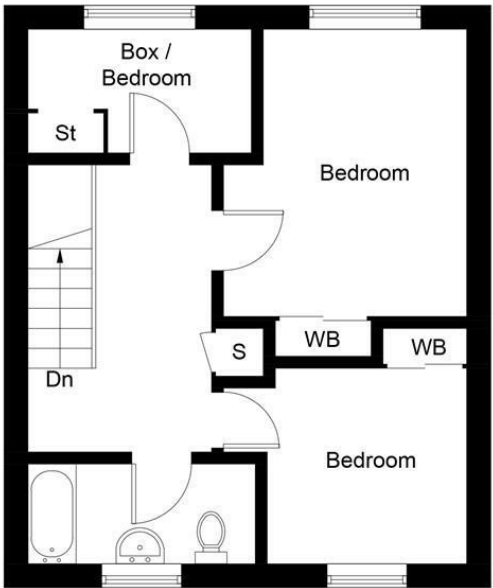


- Three Bedroom End-Terraced Home
- Gas Central Heating & Double Glazing
- Beautiful Family Home
- Cul-De-Sac Setting
- Modern Fitted Kitchen
- Highly Popular Area of North Muirton
- Spacious Accommodation Throughout





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID975083)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		