

Simple Approach



**12 Albany Terrace, Perth
PH1 2BD**

Offers over £149,950

Simple Approach are pleased to offer this very spacious, detached Bungalow on Albany Terrace to the Perthshire residential sales market. Set in the heat of a sought after area in Perth, this fantastic home is ideally placed to take advantage of reputable schools, shops and amenities found in the City Centre just minutes away. This property comes to the market in need of modernization throughout however has ample potential due to its well proportioned rooms. Comprising of; a bright and spacious lounge, dining area, a good sized kitchen, sun room, two generous bedrooms and a bathroom. This lovely property further benefit from desirable features such as gas central heating, double glazing, private driveway and a single garage. Albany Terrace lends itself to a wide range of buyers including first time buyers, mature couple or small families looking for a well located property with a great amount of living space throughout. Viewing is essential to appreciate the fantastic property on offer.

Living Room

17'11" x 13'6" (5.48 x 4.14)

Kitchen

9'5" x 9'10" (2.89 x 3.01)

Dining Area

7'4" x 9'11" (2.25 x 3.03)

Bath

5'10" x 6'3" (1.80 x 1.92)

Bed 1

10'2" x 13'10" (3.12 x 4.24)

Bed 2

10'11" x 7'11" (3.34 x 2.43)

Vestibule

4'3" x 3'6" (1.31 x 1.07)

Sun room

13'0" x 6'5" (3.97 x 1.97)





- Detached Bungalow
- Dining Area

- Two Generous Bedrooms
- Gas Central Heating & Double Glazing

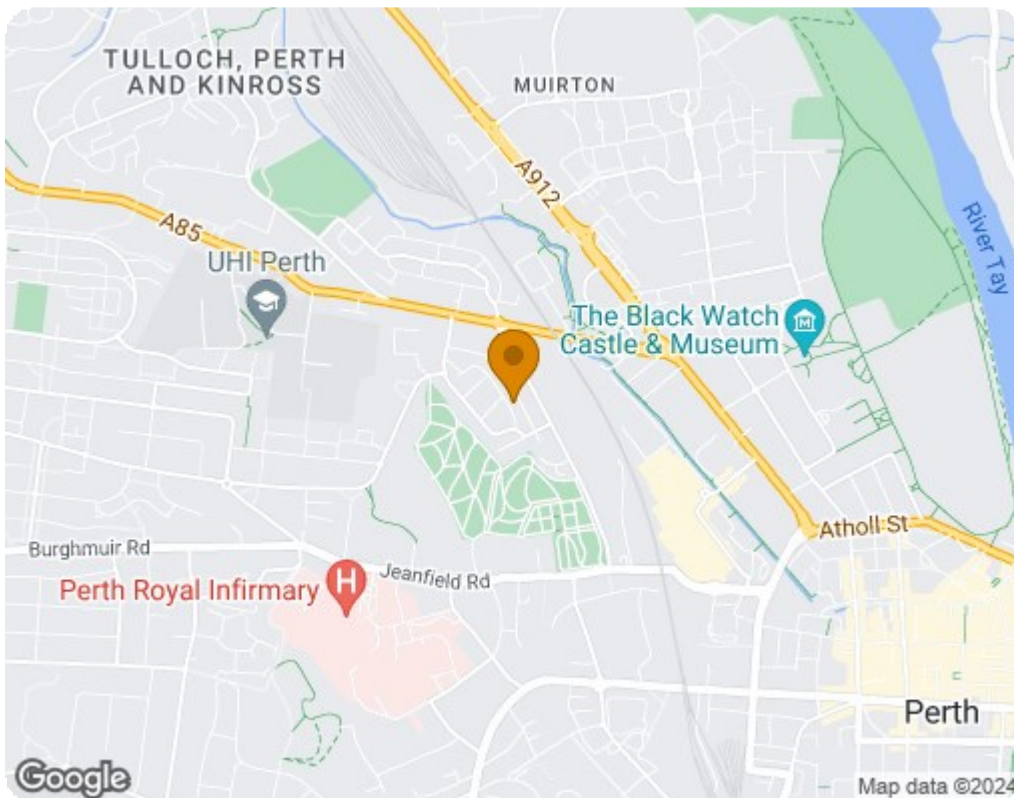
- Bright & Spacious Lounge
- Private Driveway & Single Garage





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1019193)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			84
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	