

Simple Approach



Estate Agents



**30 Soutar Crescent, Perth
PH1 1QB**

Offers over £178,000

Simple Approach are delighted to welcome this ideally situated semi - detached bungalow on Soutar Crescent to the residential sales market. Set within a very peaceful street in the ever desirable area of the Western Edge with ample surrounding amenities. This property could not be better located for its close proximity to nearby shops, a regular bus route and reputable schooling. This lovely property comes to the market requiring some modernisation throughout, offering purchasers the opportunity to put their own stamp on their new forever home. Comprising of; a bright front facing lounge, sizeable kitchen, two generous bedrooms and a family bathroom. Externally the property enjoys impressive garden space to the front and rear of the house, a large private driveway and single garage. Practical attributes include gas central heating and double glazing. This lovely property is the ideal purchase for any first time buyer or small family seeking a well located home set within a highly sought after residential area.

Lounge

16'4" x 11'9" (5.0 x 3.59)

Kitchen

11'0" x 8'6" (3.37 x 2.61)

Master Bedroom

11'6" x 10'2" (3.51 x 3.10)

Bedroom Two

11'5" x 9'6" (3.50 x 2.90)

Bathroom

6'8" x 5'8" (2.05 x 1.75)



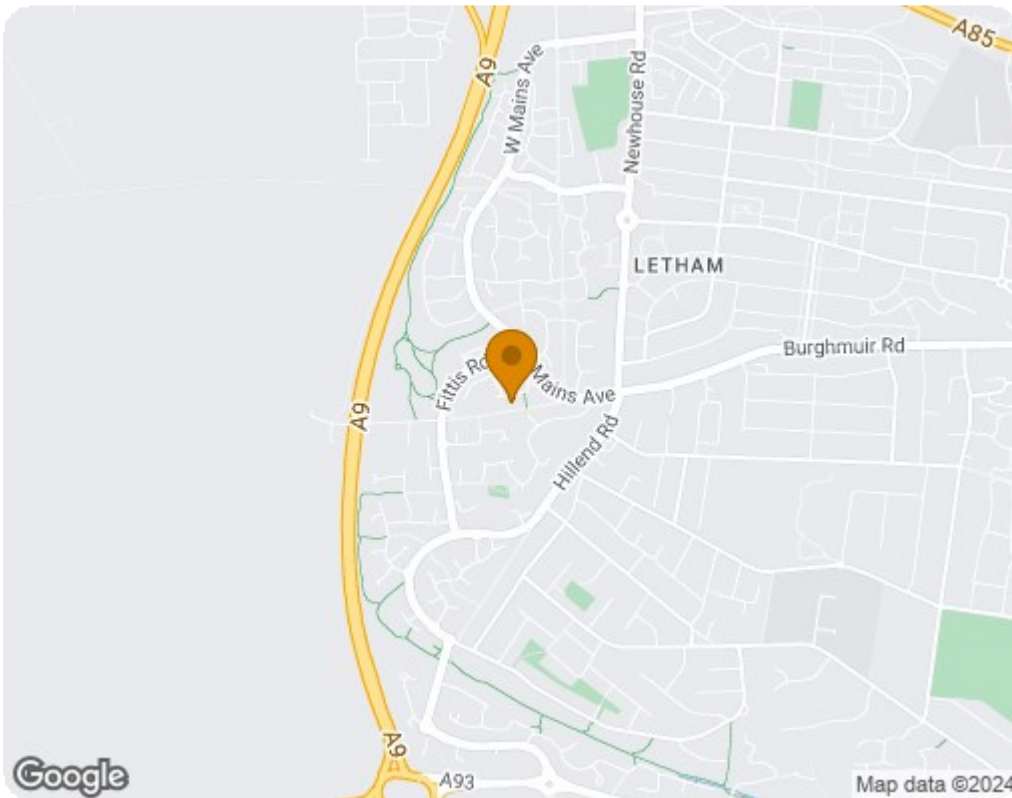


- Semi Detached Bungalow
- Double Glazed Windows Throughout
- Large Private Driveway
- Two Generous Bedrooms
- Highly Sought After Location
- Single Garage
- Gas Central Heating
- Spacious Accommodation Throughout





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061402)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(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			89
(81-91) B			
(69-80) C		70	
(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	