

Simple Approach



**4 Pitheavlis Terrace, Perth
PH2 0JZ**

Offers over £238,000

Set within a highly sought after area, this stunning semi-detached house comes to the market in immaculate move in condition throughout having been newly renovated. Pitheavlis Terrace is ideally placed to take advantage of excellent local amenities along with being just a short distance away from Perth City Centre. This lovely home has been tastefully decorated throughout and lends itself to a wide range of buyers including growing families, couples and first time buyers. The accommodation is generous and is set across one accessible floor, comprising of; a welcoming entrance hallway, bright front facing lounge with feature wood burning stove, a sizeable modern fitted kitchen, two generous bedrooms and a chic shower room.

This is the ideal purchase for those seeking an attractive property with lovely kerb appeal, boasting modern comforts such as gas central heating, double glazing, a large private driveway, single garage and a very well manicured rear garden. Viewing is absolutely essential to appreciate the space on offer, as well as the overall charm, tasteful decor and ideal central location on offer.

Entrance Hallway

17'0" x 3'11" (5.2 x 1.2)

Lounge

13'5" x 11'5" (4.1 x 3.5)

Kitchen

9'6" x 9'2" (2.9 x 2.8)

Master Bedroom

11'1" x 9'10" (3.4 x 3)

Bedroom 2

11'1" x 7'6" (3.4 x 2.3)

Bathroom

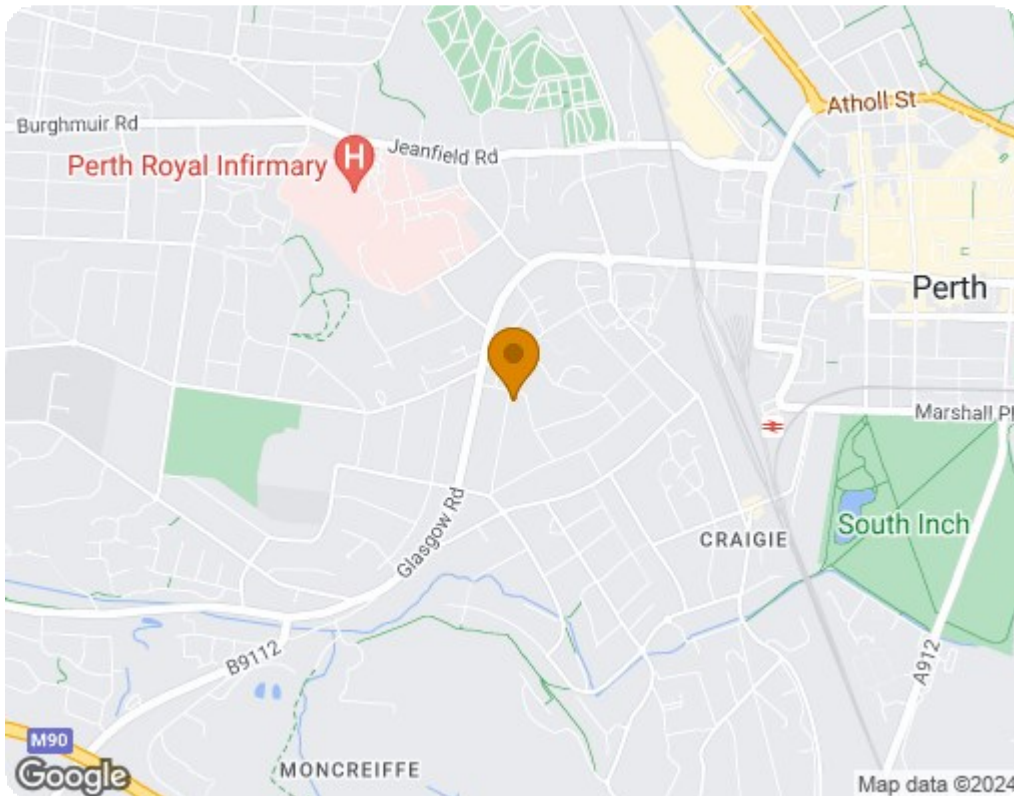
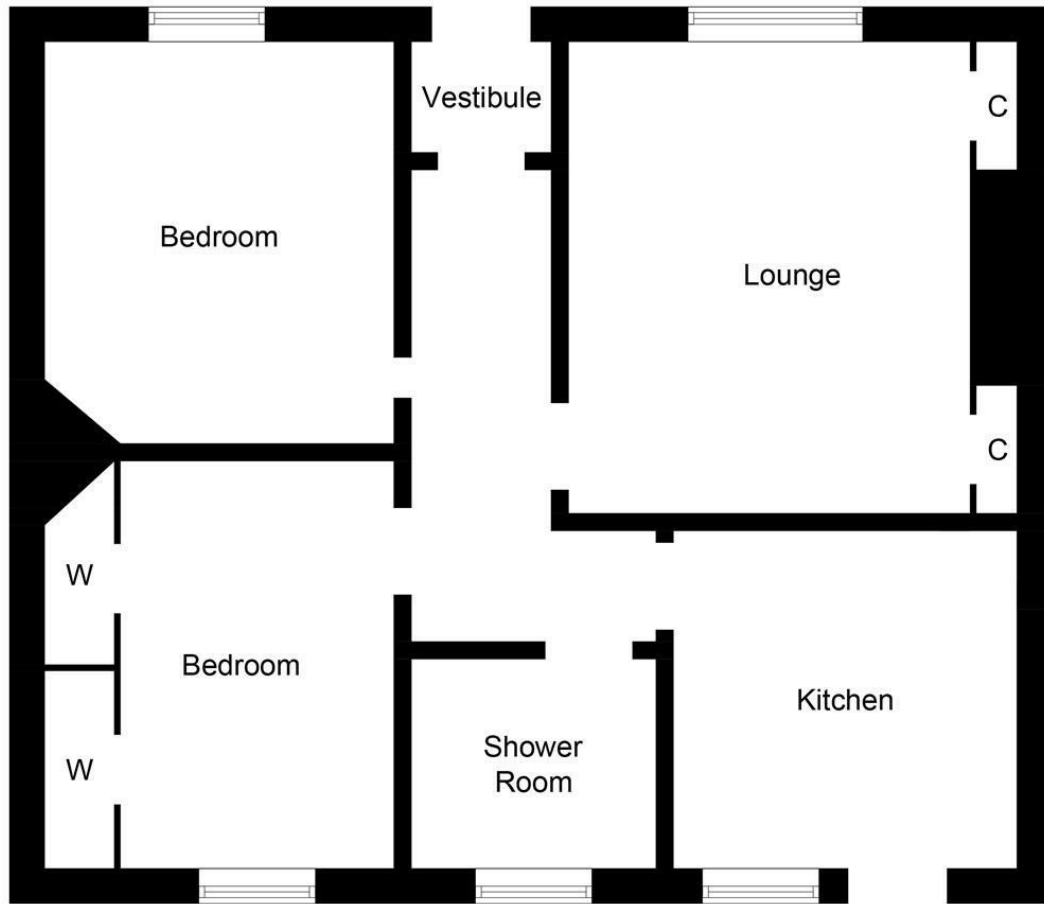
6'6" x 5'10" (2 x 1.8)






- Semi Detached House
- Stylish Fitted Kitchen
- Large Private Driveway & Garage
- Well Manicured Private Rear Garden With An Outdoor Utility Room
- Contemporary Décor Throughout
- Bright Lounge With Wood Burning Stove
- Highly Sought After Area
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Chic Shower Room





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC 