

Simple Approach



61 Durley Dene Crescent, Perth
PH2 9RD

Offers over £126,950

Simple Approach are pleased to welcome this semi detached house on Durley Dene Crescent, Bridge Of Earn to the Perthshire residential sales market. Set within the ever desirable area of Bridge Of Earn this lovely home benefits from being close to all local conveniences along with being just a short drive away from Perth City Centre. The accommodation is generous and set across two floors, comprising; a front facing lounge, good sized kitchen, two bedrooms both of which have fitted storage space and a family bathroom. Practical attributes include gas central heating and double glazing. Externally the property enjoys a private driveway, garage and a fully enclosed private rear garden. Viewing is essential to appreciate the overall size and excellent location on offer.

Lounge

15'8" x 11'7" (4.79 x 3.55)

Kitchen

9'6" x 8'9" (2.92 x 2.68)

Master Bedroom

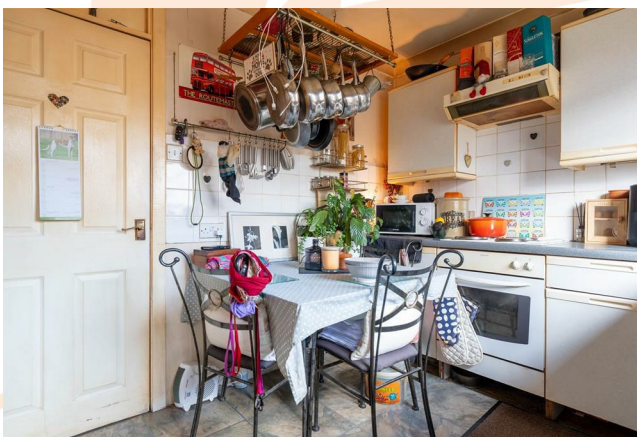
9'9" x 9'0" (2.98 x 2.75)

Bedroom Two

8'1" x 7'0" (2.47 x 2.14)

Bathroom

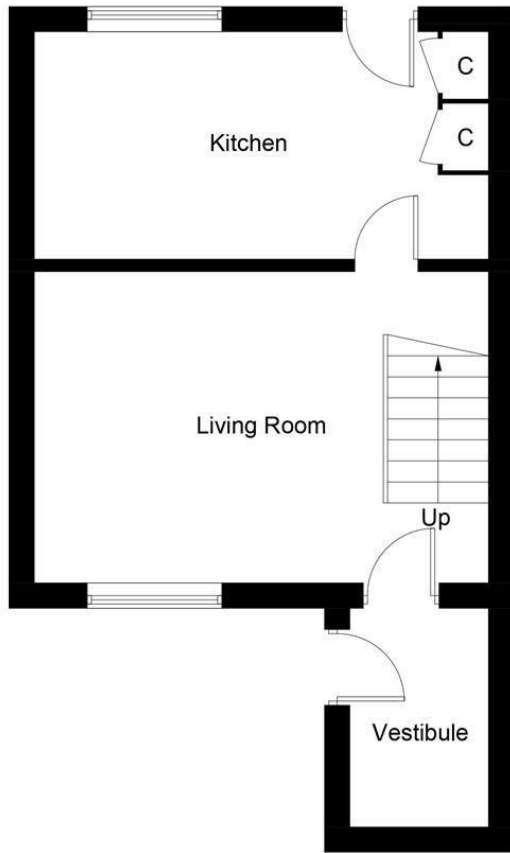
8'1" x 4'11" (2.48 x 1.52)



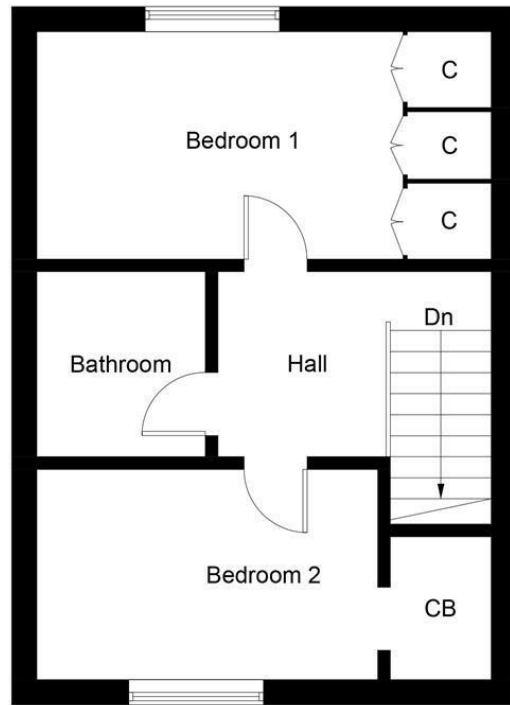


- Semi Detached House
- Two Bedrooms
- Front Facing Lounge
- Good Sized Kitchen
- Private Driveway & Garage
- Highly Sought After Location





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1063925)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		