

Simple Approach



1 Queen Street, Perth
PH2 0EQ

Offers over £298,000

Simple Approach are delighted to present to the market this stunning three storey house situated in the ever desirable location of Craigie, to the Perthshire market. This lovely home is close to all local amenities along with being just a short distance away from Perth City Centre, all local transport links and set with craigie primary school catchment area and across from the access to the inch. This impressive family home enjoys spacious accommodation throughout, comprising of; a welcoming entrance hallway, a dining room with beautiful bay windows, a bright and spacious lounge, a stylish bathroom, contemporary kitchen, and 5 generous bedrooms including a master ensuite and dressing room. Furthermore one bedroom is currently utilised as a bar area providing an ideal hosting situation for family and guests. Practical attributes include double glazing and gas central heating whilst tradition is maintained with the 3 feature gas fireplaces and a further traditional fire. This unique property offers modern and comfortable living and would be the ideal purchase for any growing family or couple looking for a charming property with ample living space set within one of Perth's most sought after locations. Externally the property further benefits from a private driveway, a fully enclosed rear garden with plentiful space for out door seating and three outbuilding one of which is serviced with electric. Viewing is essential to appreciate the overall space, excellent location and beautiful interior on offer here at Queen Street.

Dining Room

13'2" x 20'0" (4.03 x 6.11)

Bedroom

11'8" x 14'4" (3.56 x 4.38)

Kitchen

15'6" x 11'3" (4.74 x 3.44)

Bathroom

12'7" x 3'4" (3.86 x 1.02)

Bedroom

14'6" x 6'5" (4.44 x 1.98)

Bedroom

11'4" x 11'0" (3.46 x 3.36)

Lounge

16'1" x 18'6" (4.91 x 5.66)

Bar

14'4" x 11'8" (4.37 x 3.58)

Bedroom

18'0" x 18'1" (5.49 x 5.53)

Ensuite

15'10" x 9'1" (4.84 x 2.79)

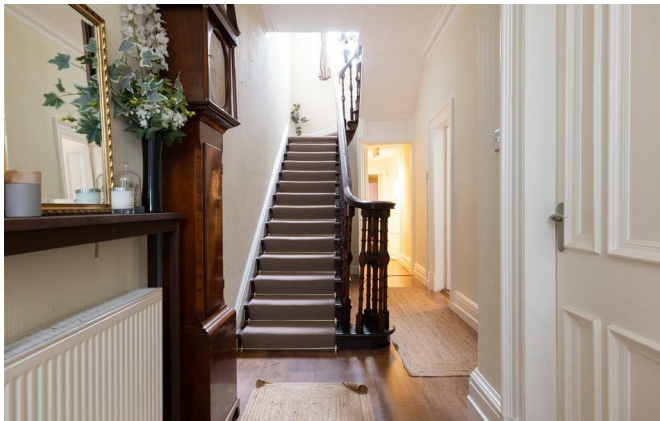
Dressing Room

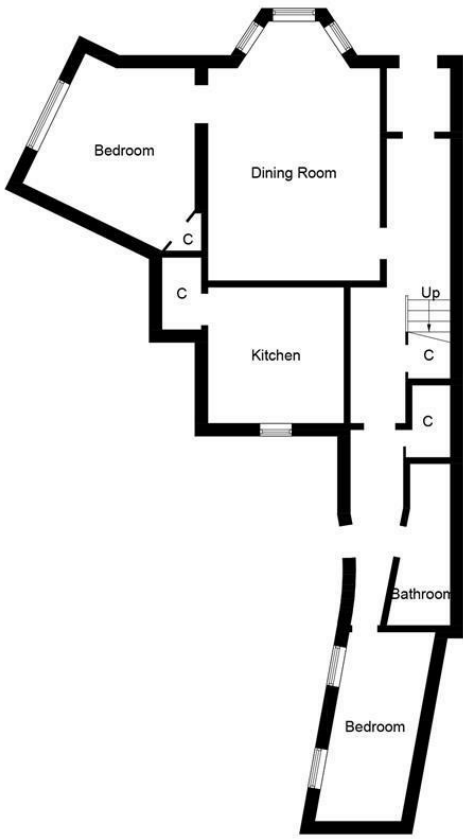
8'9" x 5'6" (2.69 x 1.68)



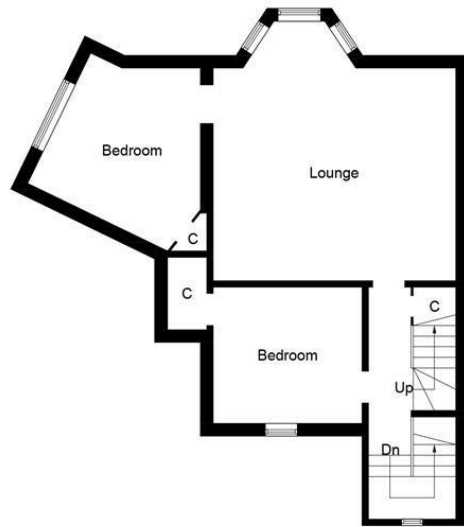


- Unique Family Home
- Contemporary Kitchen
- Highly Sought After Craigie Location
- Five Generous Bedrooms (One Currently Used As A Bar)
- Dining Room
- Private Driveway
- Master Ensuite & Dressing Room
- Gas Central Heating & Double Glazing
- Sizable South Facing Rear Garden

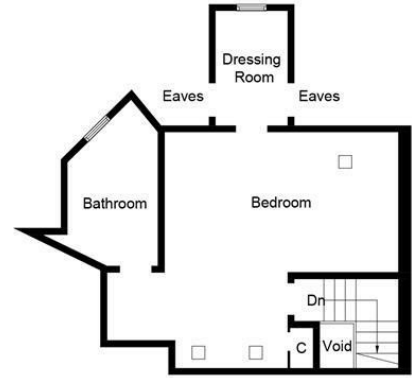




Ground Floor

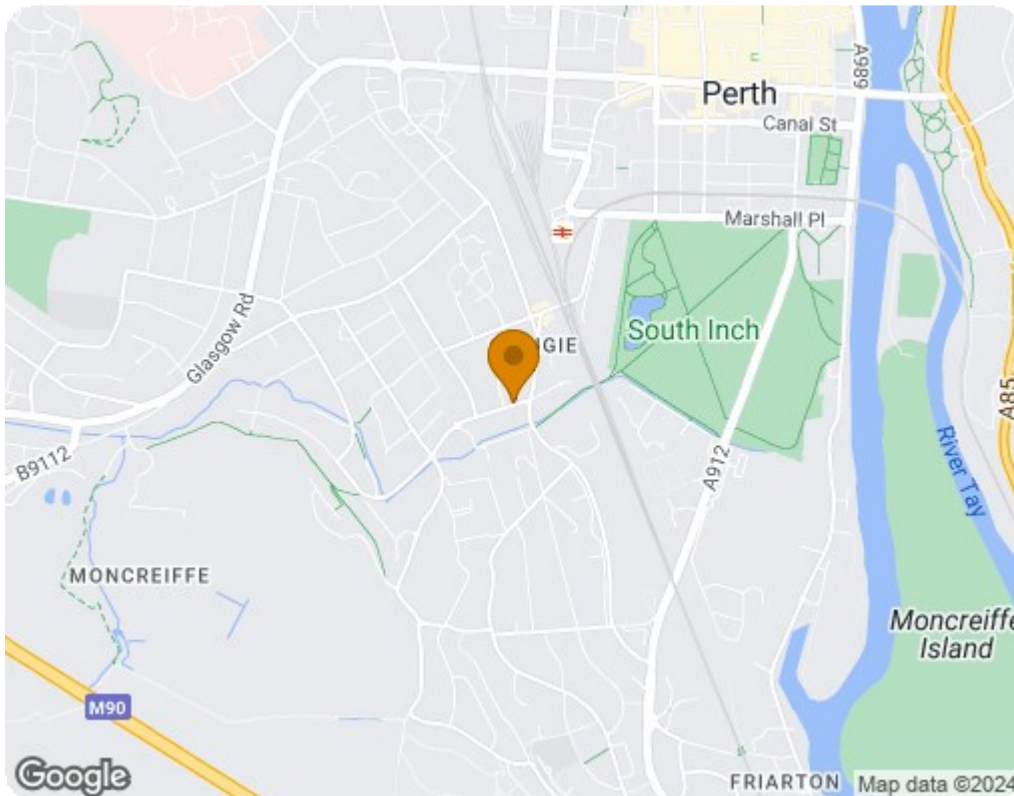


First Floor



Attic Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID991930)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		56	
(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			68
(81-91) B			
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	