

Simple Approach



**10 Pine Way, Perth  
PH1 1DT**

**Offers over £169,950**



Simple Approach are delighted to welcome this bright and spacious bungalow on Pine Way to the residential market. Set in a private cul-de-sac with excellent surrounding amenities, this property could not be better located in the ever popular area of Oakbank, with an excellent bus route, shops and reputable schooling all within walking distance. Pine Way would be an excellent renovation project and has ample potential to reconfigure the layout of the house to provide as much living space as possible. This lovely home comprises of; a welcoming lounge through to a spacious kitchen with ample space for dining, two bedrooms (one double bedroom and a generous single bedroom) with one leading out into a conservatory. This property also benefits from a wet wall shower room. Externally this property boasts an idyllic private front & back garden space with generous grounds. Ample private parking is provided by a single detached garage and private driveway to the side, offering the perfect property for any first time buyer, small family or mature buyer looking for a home set across one accessible floor. Viewing is absolutely essential to appreciate the excellent location and overall excellent presentation that is on offer at 10 Pine Way, Oakbank.

**Entrance Hallway**

14'0" x 5'7" (4.29 x 1.72)

**Lounge**

13'7" x 12'5" (4.15 x 3.8)

**Kitchen**

13'5" x 8'10" (4.1 x 2.7)

**Bedroom**

11'9" x 7'2" (3.6 x 2.2)

**Bathroom**

9'10" x 5'2" (3.0 x 1.6)

**Bedroom**

7'7" x 16'4" (2.33 x 4.99)

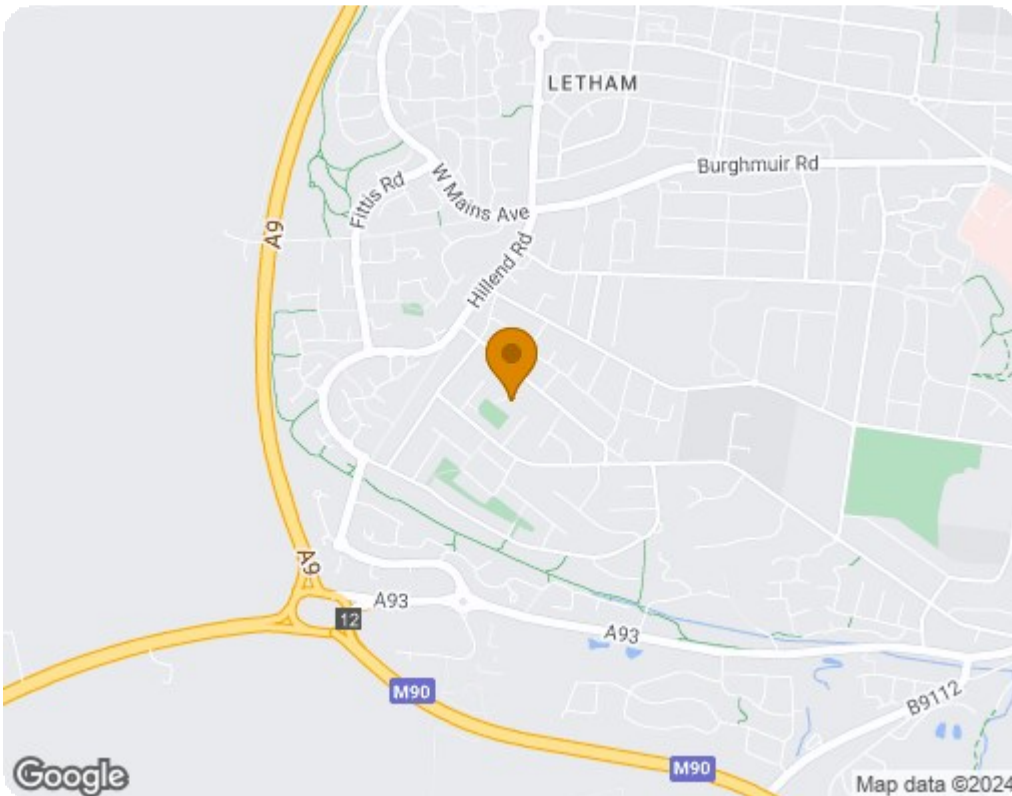
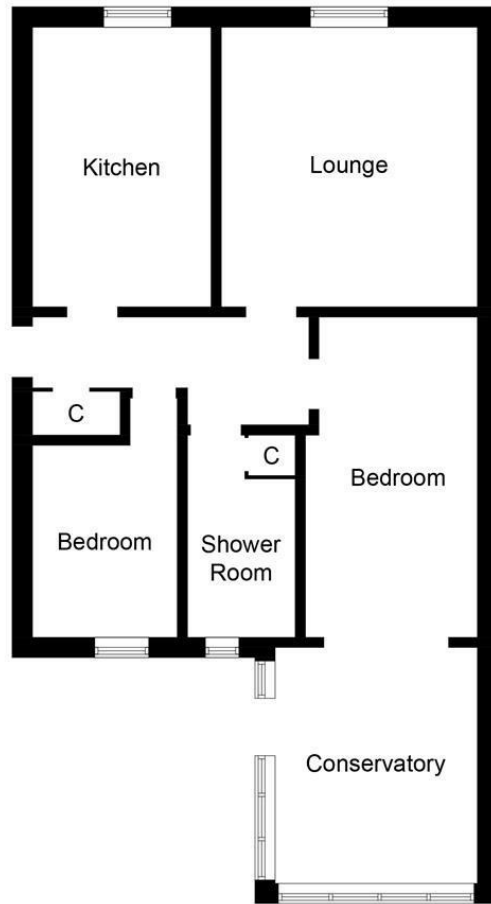






- Detached Bungalow
- Would Benefit From Modernization
- Private Front and Back Outdoor Space
- \*\*RAMP NOW REMOVED\*\*
- Two Bedrooms (One Double & One Generous Single)
- Double Glazed Windows and Gas Central Heating
- Private Cul-De-Sac Location
- Sizable Conservatory
- A Spacious Kitchen with Ample Space For Dining
- A Private Driveway and Garage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
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