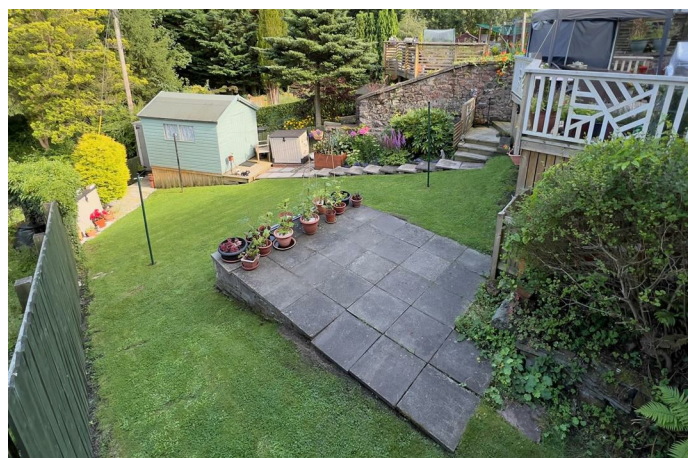


Simple Approach



Estate Agents



**1 Denali Back Street, Perth
PH2 9AB**

Offers over £137,500

Simple Approach are pleased to offer this very well presented mid terraced house set in the ever desirable location of Bridge Of Earn. This lovely two bedroom property offers bright and spacious accommodation throughout, comprising of; a modern fitted kitchen, sizable lounge, two generous bedrooms, a family bathroom with shower over bath facility and a further living area in the attic space. Externally the property benefits from a well-manicured rear garden and ample on street parking to the front of the property. Denali enjoys modern comforts such as gas central heating, double glazing and being close to all local amenities found just a short distance away. Viewing is essential to appreciate the overall excellent location and spacious accommodation on offer.

Lounge

12'9" x 12'1" (3.9 x 3.7)

8'7" x 14'7" (2.64 x 4.46)

Kitchen

5'10" x 15'1" (1.8 x 4.6)

Bathroom

8'10" x 6'10" (2.7 x 2.1)

Bedroom

11'5" x 8'10" (3.5 x 2.7)

Bedroom

11'5" x 10'2" (3.5 x 3.1)

Cupboard

7'2" x 2'7" (2.2 x 0.8)

Attic Floor

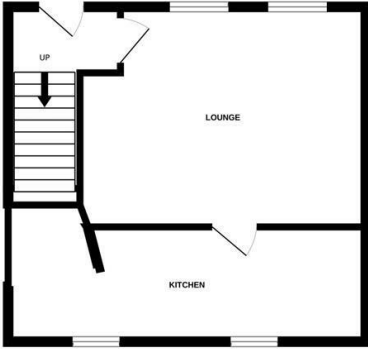




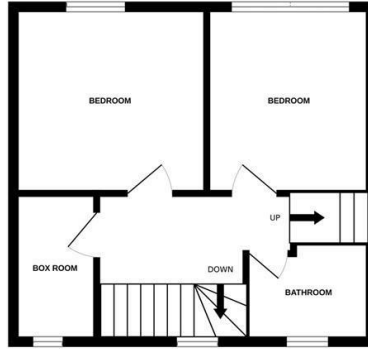
- Mid Terraced House
- Modern Fitted Kitchen
- Very Well manicured Communal Back Garden
- Two Generous Bedrooms
- Bright & Spacious Lounge
- Large Private Basement
- Highly Sought After Location
- Gas Central Heating & Double Glazing
- Loft Area Great For An Office Or A Store Room



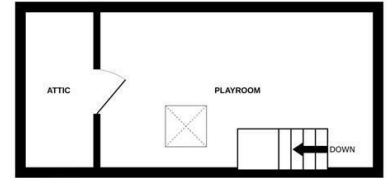
GROUND FLOOR



1ST FLOOR



ATTIC FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		57	
(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			88
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	