

Simple Approach



Estate Agents



**50 Brahan Terrace, Perth  
PH1 2LP**

**Offers over £136,950**

Simple Approach are delighted to welcome an end terraced two storey villa on Brahan Terrace to the Perthshire residential sales market. Brahan Terrace comes to the market in good move in condition throughout and offers spacious accommodation ideal for a family seeking a well located home. This property comprises a sizeable kitchen/dining area, bright and spacious lounge, four generous bedrooms one of which has an ensuite as well as a shower room. This property boasts excellent features such as a driveway providing off street parking, gas central heating and double glazing, as well as being in a sought after area with local shops, schools, parks within a walking distance and a short drive into the city centre. To fully appreciate this lovely four bedroom property on Brahan Terrace viewing is absolutely essential.

**Bedroom 1**

10'5"/8'3" (3.19/2.54)

**Bedroom 2**

13'8"/10'5" (4.17/3.19)

**En Suite**

5'10"/2'7" (1.79/0.79)

**Bedroom 3**

10'4"/9'1" (3.17/2.79)

**Bedroom 4**

7'2"/8'6" (2.20/2.60)

**Downstair Bathroom**

7'1"/5'6" (2.17/1.69)

**Entrance Hallway**

15'0"/6'5" (4.59/1.98)

**Lounge**

15'4"/11'11" (4.69/3.65)

**Kitchen**

8'10"/14'8" (2.71/4.49)



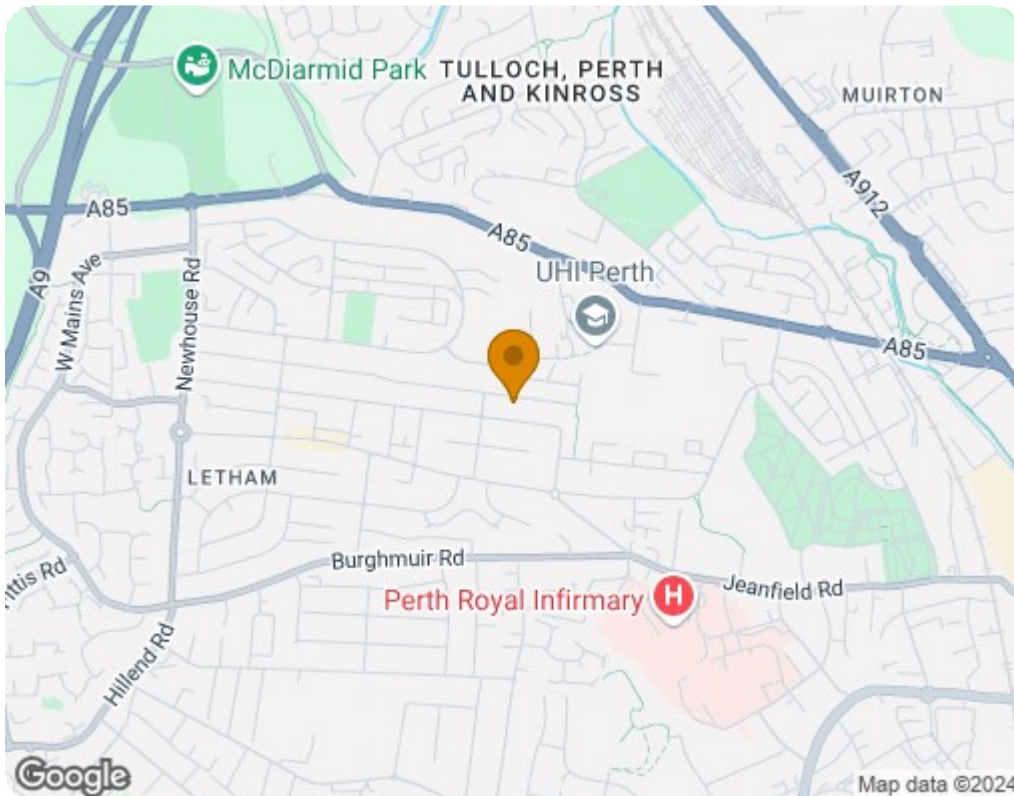
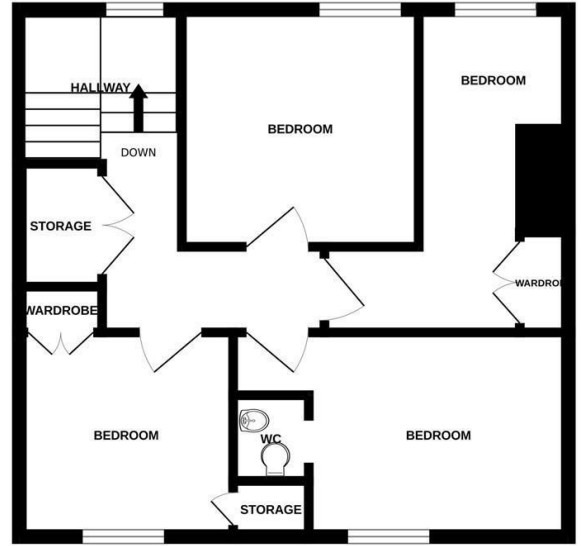
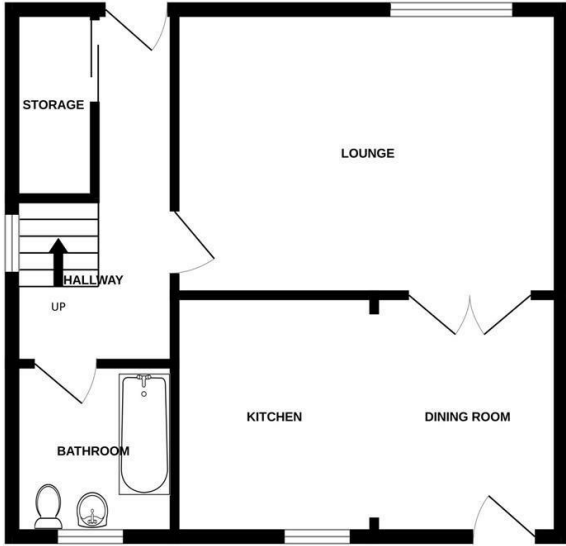


- Four Bedroom End Terrace House
- Ample Parking
- Move in Condition Throughout

- Located in a Sought After Area
- Sizeable Kitchen and Dining Area
- The Property Is A Non Traditional Construction Please Speak With Your Mortgage Advisor

- Gas Central Heating and Double Glazed Windows
- Bright and Spacious Lounge Area





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>89</b> |
| (81-91) <b>B</b>  |  | <b>73</b>               |           |
| (69-80) <b>C</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>88</b> |
| (81-91) <b>B</b>  |  | <b>71</b>               |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>Scotland</b>   |  | EU Directive 2002/91/EC |           |