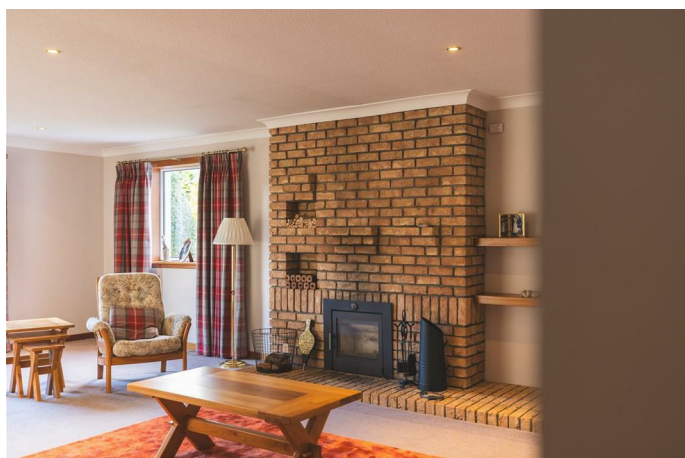


Simple Approach



**6 Westerhill, Perth
PH1 1DH**

Offers over £518,000

6 Westerhill, Perth, PH1 1DH

Simple Approach are delighted to welcome this unique, well presented detached house on Westerhill to the Perthshire residential sales market. Set within a highly sought after area, this lovely home enjoys a fantastic family friendly location along with benefiting from being close by to all local amenities and just a short distance away from Perth City Centre. Westerhill boasts spacious accommodation throughout and would be the ideal purchase for any growing family or mature couple seeking a well-located property in good move in condition throughout.

This property comprises of; a welcoming entrance hallway, a bright and very spacious lounge with a stunning woodburning stove feature, a sizeable kitchen with ample space for family dining, a useful utility room, a further dining room, sun room, four generous bedrooms with a master ensuite shower room and a further family bathroom completes this very well proportioned home. This house offers ample living space throughout, providing all the accommodation required by the modern day family.

Externally Westerhill is set upon an exceptional plot of land surrounding the house which will suit a variety of needs and offers the ideal space for family, pets, relaxing or entertaining during the summer. Vehicular needs are catered for with a large private driveway and garage. The property further benefits from practical attributes such as double glazing windows and gas central heating.

Due to its excellent location and good move in condition, Westerhill lends itself to a wide range of buyers, viewing is essential to appreciate this fantastic family home of offer.

Kitchen

23'7" x 19'7" (7.20 x 5.99)

Entrance Hallway

11'5" x 8'2" (3.49 x 2.51)

W/C

3'11" x 3'10" (1.21 x 1.19)

Dining Room

11'9" x 13'6" (3.60 x 4.14)

Utility room

9'4" x 7'0" (2.87 x 2.14)

Lounge

26'5" x 20'0" (8.07 x 6.10)

Bedroom

15'3" x 14'5" (4.67 x 4.41)

Ensuite

9'1" x 5'6" (2.78 x 1.68)

Bedroom

15'5" x 8'9" (4.72 x 2.67)

Bedroom

15'7" x 9'9" (4.75 x 2.99)

Bedroom

15'7" x 11'9" (4.75 x 3.59)

Bathroom

8'2" x 5'5" (2.49 x 1.66)

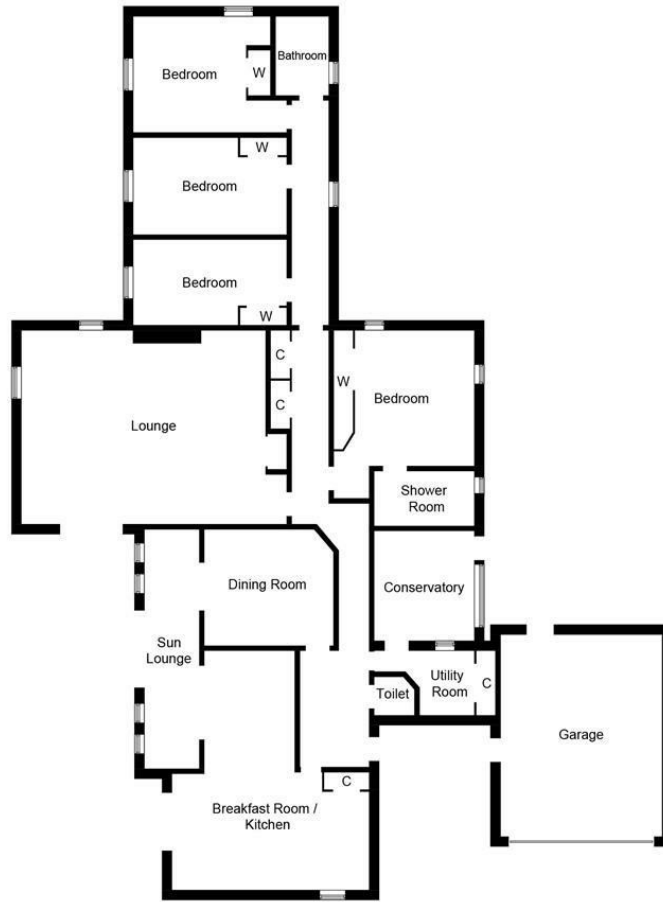
Sun Room

10'7" x 9'5" (3.24 x 2.88)



- Unique Detached Family Home
- Impressive Wrap Around Garden
- Four Generous Bedrooms With A Master Ensuite
- Grand Lounge
- Sizeable Kitchen
- Dining Room
- Gas Central Heating & Double Glazing
- Large Private Driveway & Garage





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(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 (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

Scotland EU Directive 2002/91/EC