

Simple Approach



**19B Preston Watson Street, Perth
PH2 7UR**

Offers over £189,950

Simple Approach are delighted to welcome this beautifully presented semi-detached villa on Preston Watson Street to the Perthshire market. Set in the heart of the attractive and modern Stephens development in the stunning countryside Village of Errol, this fantastic property is in move-in condition throughout and due to its construction in 2016 remains within its NHBC period. This stunning property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high quality fixtures and finishings present throughout each living space. Comprising; a bright and spacious lounge, a modern kitchen with some integrated appliances and ample space for family dining, three bedrooms on the upper floor as well as a family bathroom all forming accommodation across two levels which remains at an excellent standard throughout. This property offers contemporary style and would be appreciated by those seeking the best in quality and design, without compromising all of the benefits of a warm and welcoming family home set on a good-sized plot, boasting sought-after features such as a privately-owned driveway and garage to the front and beautifully maintained grounds to the rear, which only viewing will confirm to the purchaser.

Lounge

14'7" x 12'5" (4.46 x 3.81)

7'2" x 7'1" (2.20 x 2.17)

Kitchen

11'6" x 7'8" (3.53 x 2.35)

W/C

7'5" x 4'5" (2.27 x 1.35)

Master Bedroom

10'11" x 9'5" (3.33 x 2.89)

Bedroom Two

12'0" x 7'1" (3.68 x 2.18)

Bedroom Three

8'8" x 7'3" (2.65 x 2.21)

Bathroom

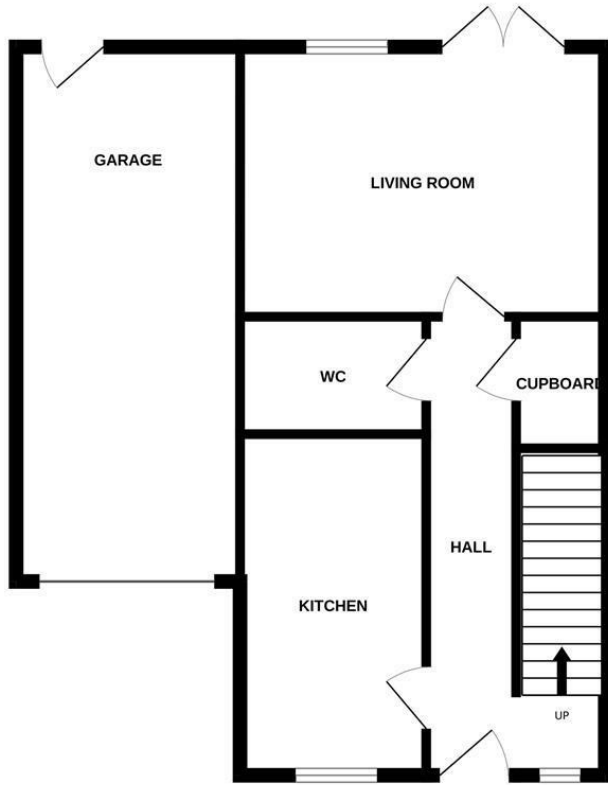




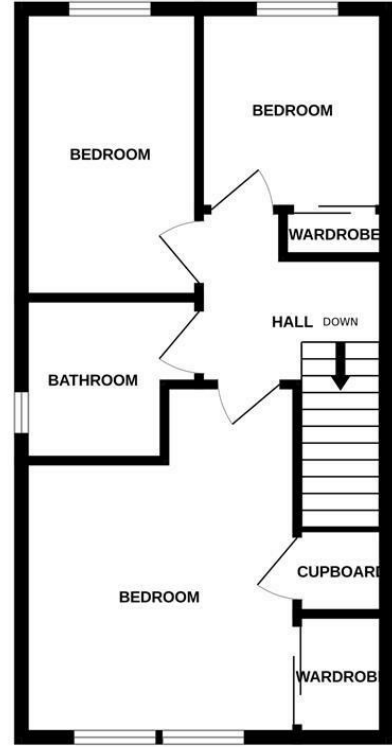
- Three Bedroom, Semi Detached Property
- Private Driveway And Garage
- Sought After Village Location
- Fully Enclosed, Sizable Rear Garden
- Gas Central Heating And Double Glazing
- Move-In Condition Throughout



GROUND FLOOR



1ST 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			92
(81-91) B		80	
(69-80) C			
(55-68) D			
(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			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	