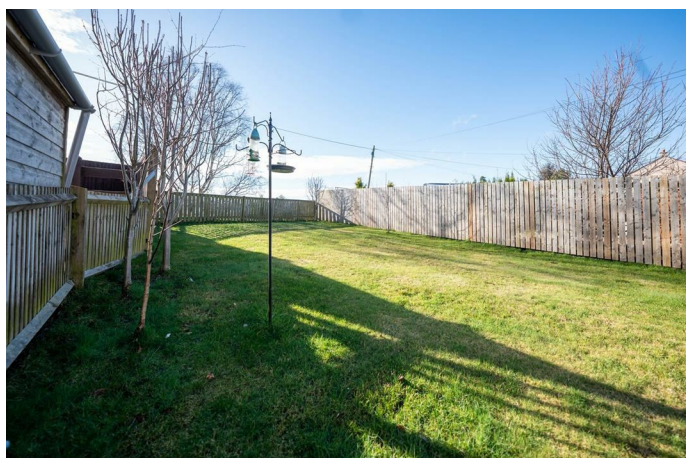


Simple Approach



Estate Agents



**32 Roman Road, Perth  
PH1 3LQ**

**Offers over £158,500**

Simple Approach are pleased to welcome this very well presented, End Terraced house on Roman Road to the Perthshire residential sales market. Set in the heart of the ever desirable Village of Almondbank positioned just a few miles West of Perth this idyllic family home comes to the market in good condition throughout. The accommodation comprises of; a bright front facing lounge, sizeable kitchen, family bathroom and two generous bedrooms both of which enjoy useful fitted wardrobes. Roman Road boasts sought-after features such as double glazing, a private driveway to the front and a good-sized family garden to the rear. Viewing is essential to appreciate the excellent location and great property on offer here at Roman Road.

**Lounge**

19'9" x 10'3" (6.02 x 3.14)

**Kitchen**

12'2" x 7'3" (3.73 x 2.22)

**Master Bedroom**

10'5" x 9'2" (3.20 x 2.81)

**Bedroom 2**

12'9" x 8'2" (3.89 x 2.51)

**Bathroom**

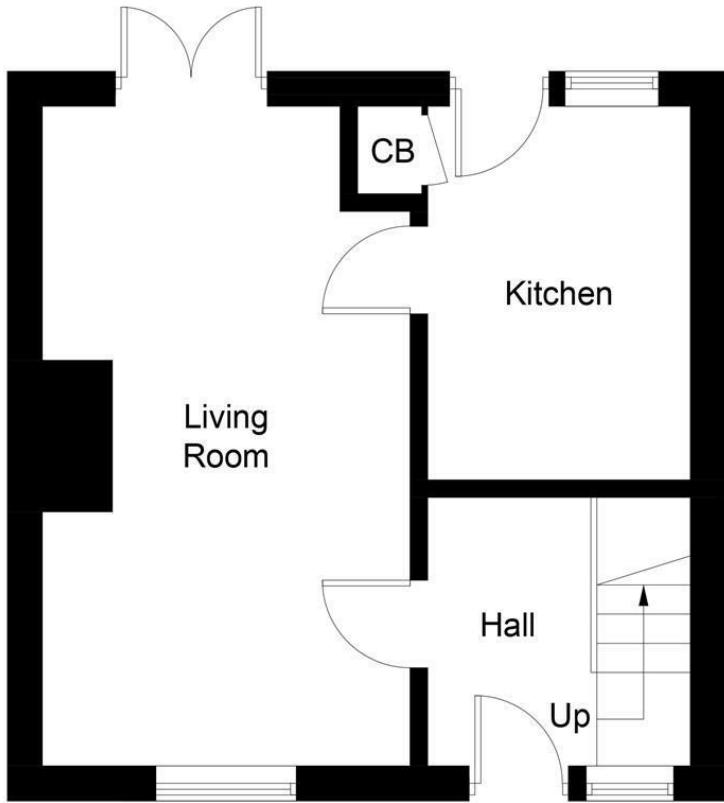
5'11" x 6'0" (1.82 x 1.85)



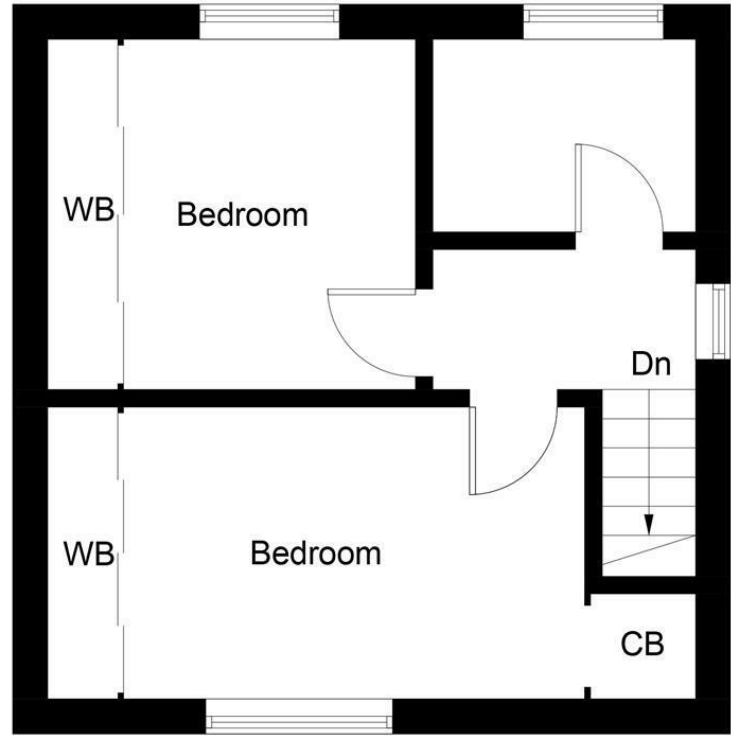


- End Terraced House
- Bright Lounge
- Sizeable Rear Garden
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Well Presented
- Large Private Driveway



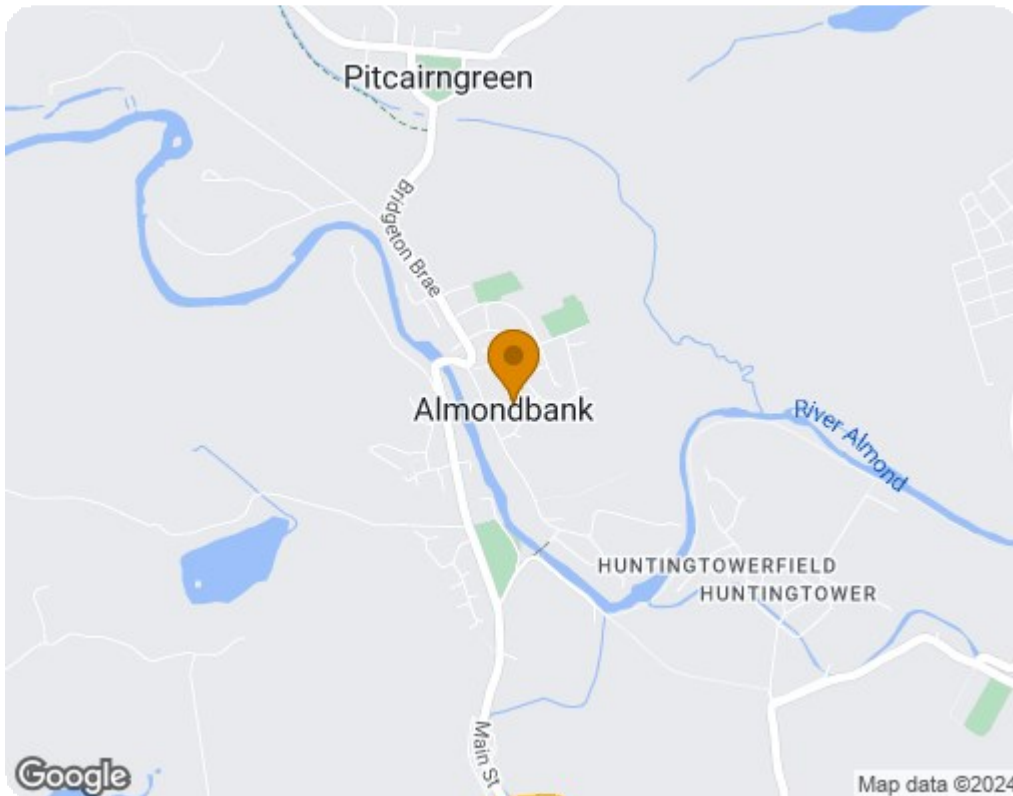


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1051709)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>53</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	