

Simple Approach



**31 Colonsay Street, Perth
PH1 3TU**

Offers over £164,950

Simple Approach are pleased to bring to the market this very well presented mid terraced house on Colonsay Street, Perth. Set within the ever desirable North Muirton, this great home offers spacious accommodation set across two floors, comprising of; a bright front facing lounge, a stylish modern fitted kitchen, three bedrooms and chic family bathroom. Boasting features such as ample on street parking, gas central heating, double glazing and a private rear garden, this excellent property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer, investor or growing family looking for a well-located property in move-in condition throughout. The property is ideally placed to take advantage of all the amenities close to hand such as the primary school, local shops and the Inveralmond Industrial Estate minutes away. Viewing is absolutely essential to appreciate the overall space and superb location on offer.

Lounge

14'7" x 11'8" (4.46 x 3.57)

6'8" x 5'5" (2.05 x 1.66)

Conservatory

13'1" x 9'4" (4.01 x 2.86)

Kitchen

10'2" x 11'10" (3.12 x 3.62)

Master Bedroom

10'10" x 10'2" (3.32 x 3.11)

Bedroom Two

8'5" x 9'5" (2.57 x 2.89)

Bedroom Three

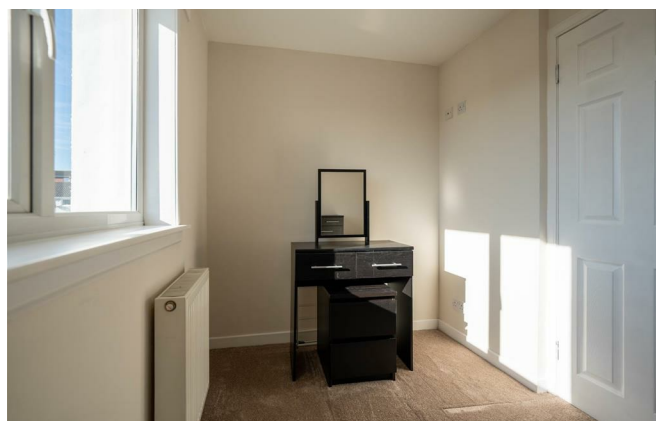
9'2" x 6'3" (2.81 x 1.92)

Bathroom





- Mid Terraced House
- Stylish Fitted Kitchen
- Ample Parking
- Three Bedrooms (One Box Room)
- Chic Family Bathroom
- Private Rear Garden
- Very Well Presented Througout
- Gas Central Heating & Double Glazing



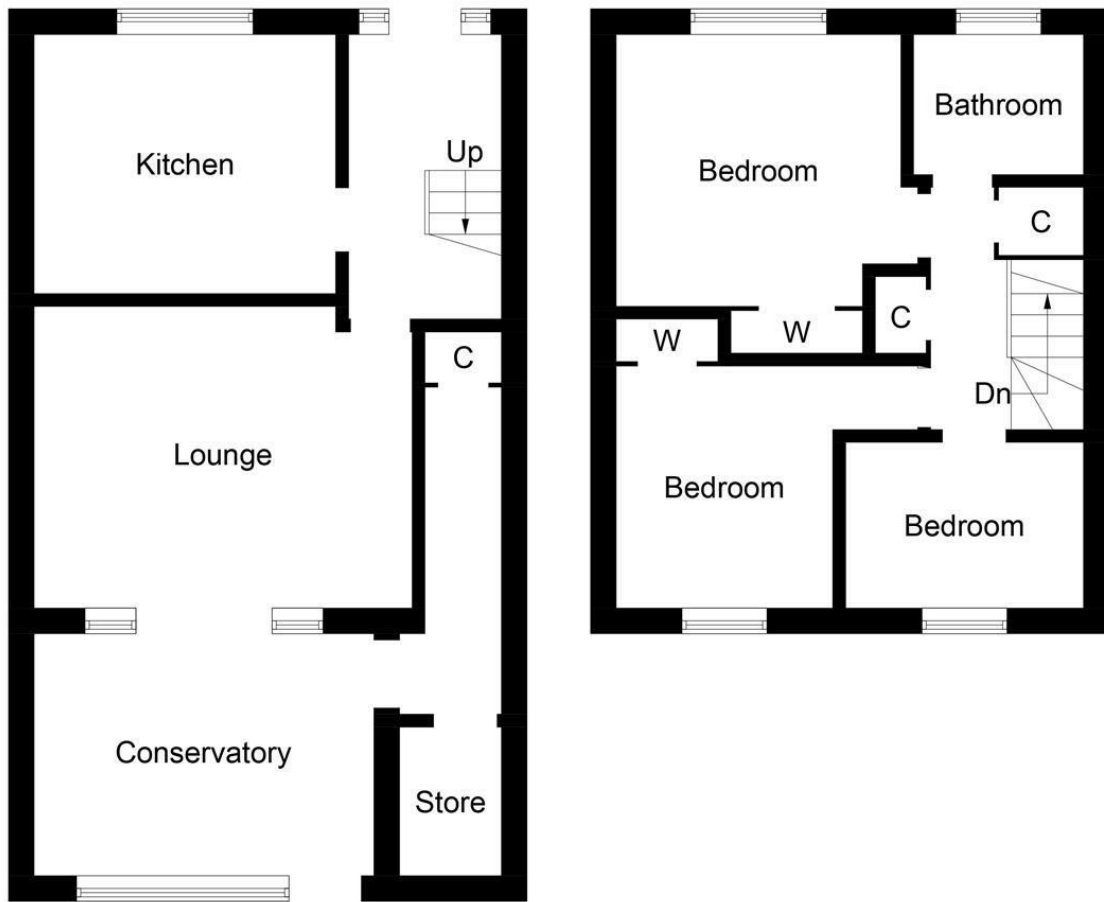
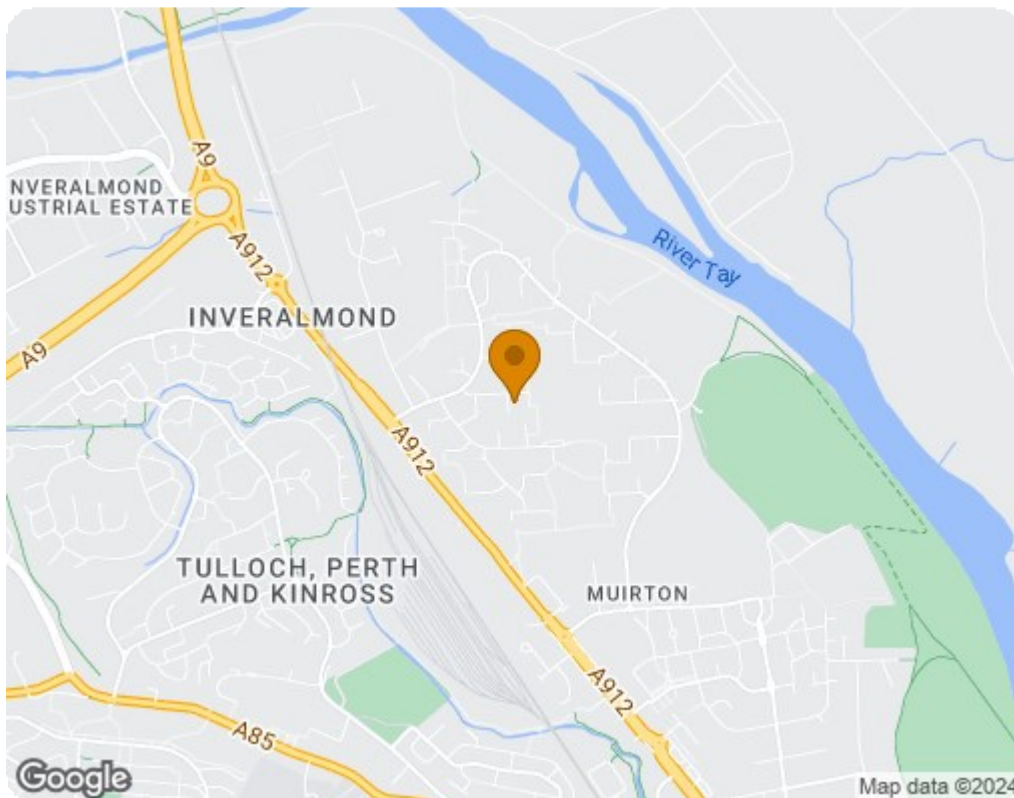


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1055973)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	