

Simple Approach



Estate Agents



**14 Murray Terrace, Perth**

**PH1 1BT**

**Offers over £286,950**

Simple Approach are pleased to welcome this ideally situated detached house on Murray Terrace to the Perthshire residential sales market. Set within a highly desirable location, this lovely home comes to the market requiring some modernisation throughout and holds ample potential. The accommodation is generous and set across one accessible floor, comprising of; a welcoming entrance hallway, bright front facing lounge, a sizeable kitchen, three generous bedrooms, a conservatory and a family bathroom. Boasting excellent sought-after features such as double glazing throughout, gas central heating, impressive garden space to the rear, excluding the large greenhouse, a private driveway and single garage. Murray Terrace lends itself to a wide range of buyers, including first time buyers, small families or mature couples seeking a very well located home. This great property must be viewed in order to appreciate the space and location on offer.

**Kitchen**

14'4" x 8'11" (4.37 x 2.73)

6'9" x 5'11" (2.06 x 1.82)

**Lounge**

17'6" x 12'11" (5.35 x 3.94)

**Secondary Lounge / Dining Area**

12'9" x 12'9" (3.90 x 3.90)

**Master Bedroom**

11'6" x 10'11" (3.51 x 3.35)

**Bedroom Two**

11'4" x 10'11" (3.47 x 3.33)

**Conservatory**

12'11" x 7'10" (3.95 x 2.39)

**Bathroom**





- Detached Bungalow
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing

- Three Bedrooms
- Conservatory
- Large Private Driveway & Single Garage

- Impressive Rear Garden
- Sizeable Kitchen



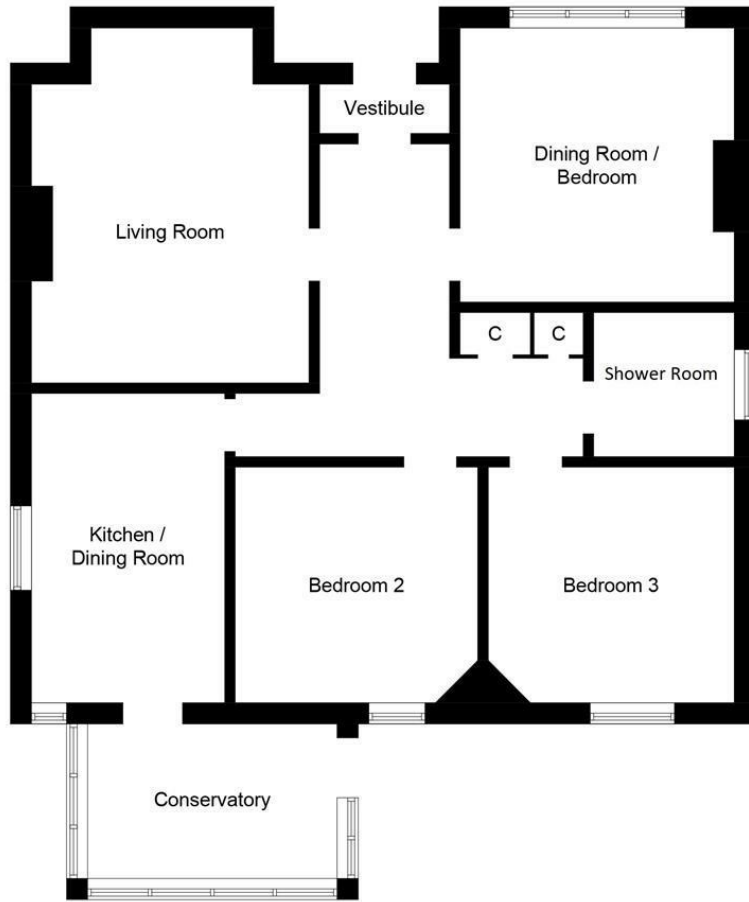
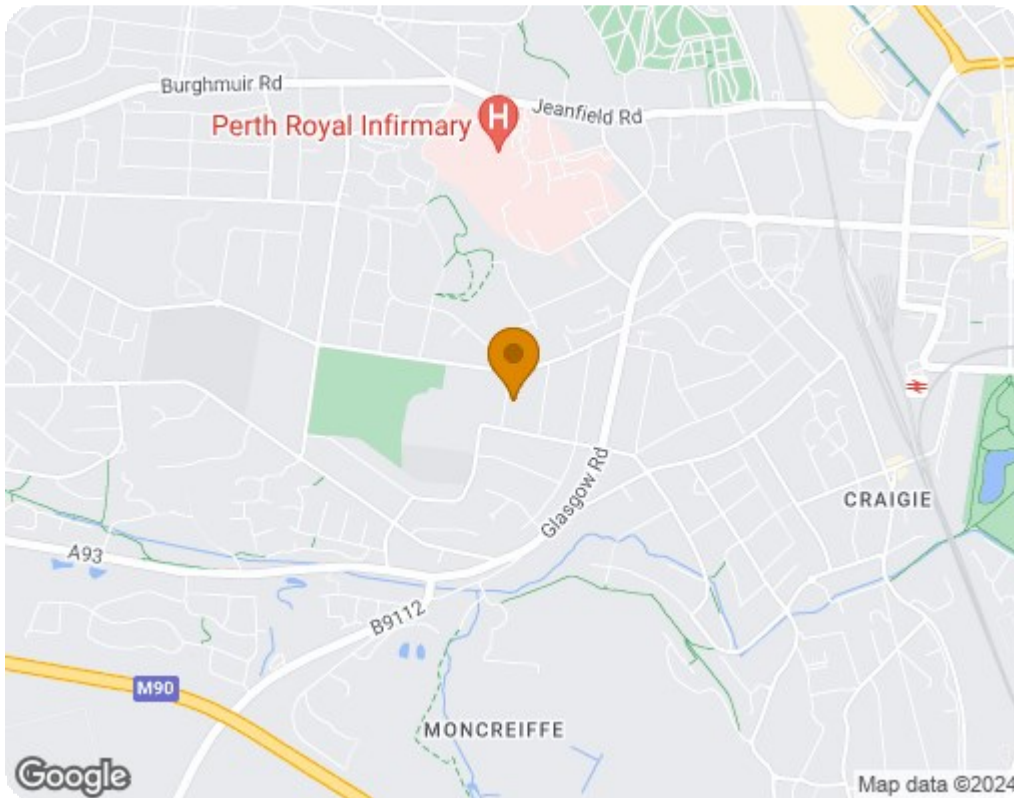


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1059117)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			72
(69-80) C		58	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	