

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



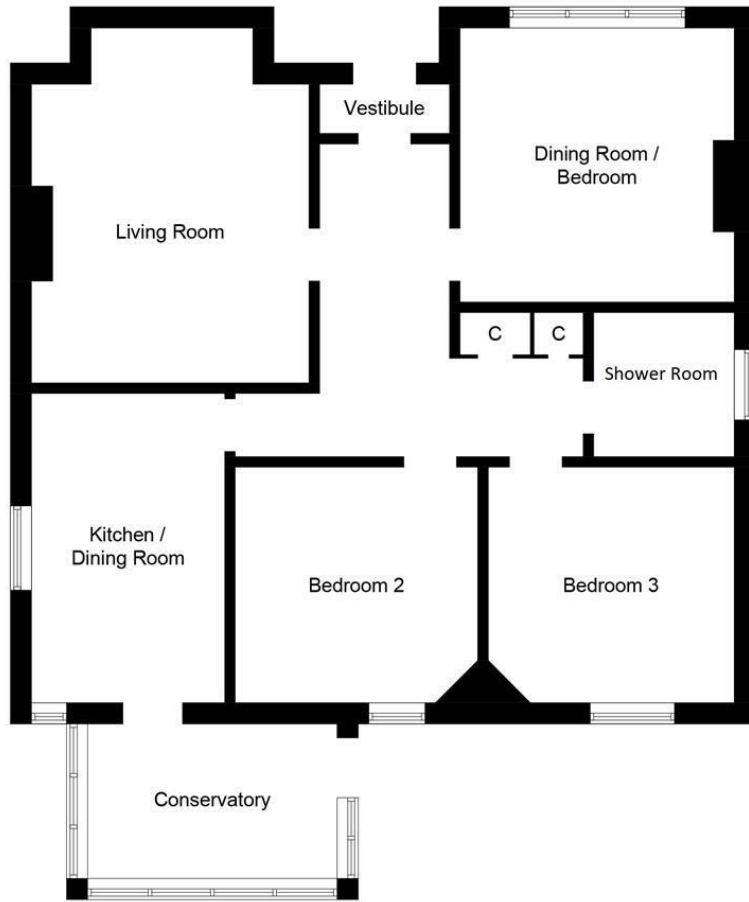
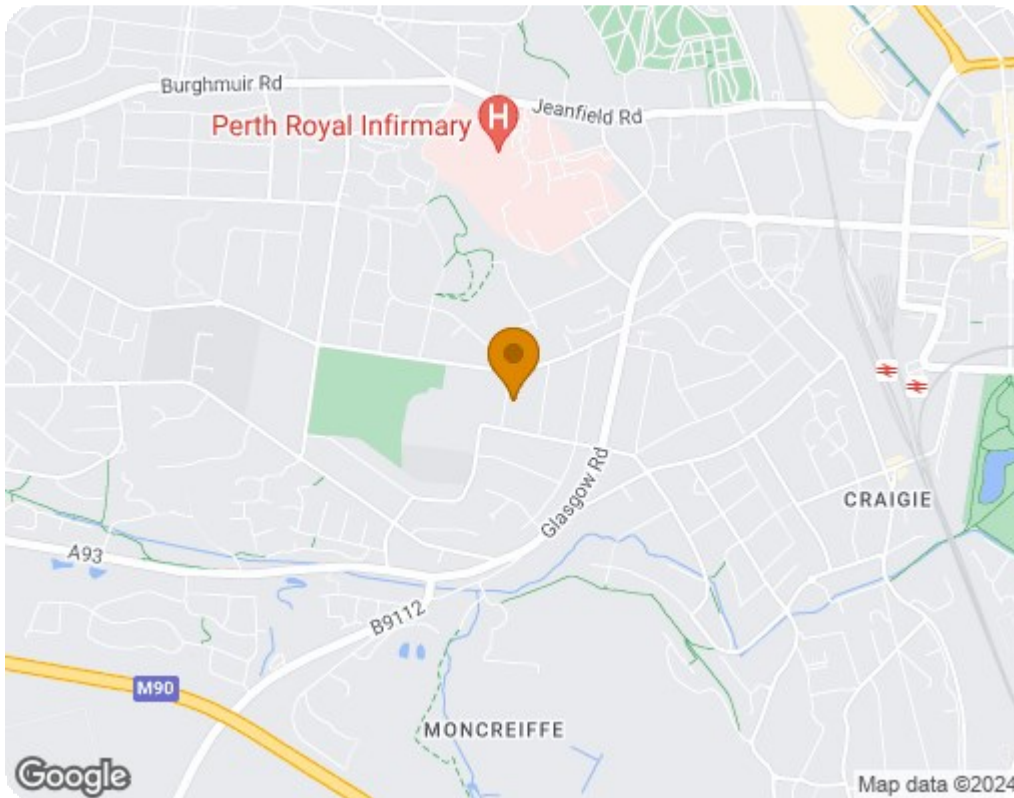


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1059117)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C	64	
(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		72
(81-91) B		
(69-80) C	58	
(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