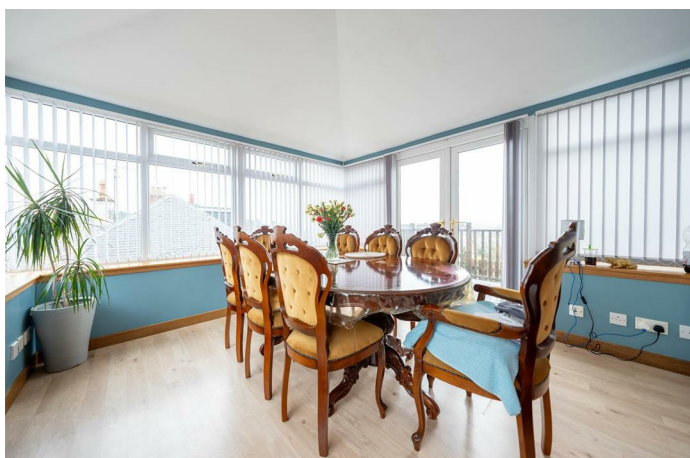


Simple Approach



Estate Agents



**1 Malvern Terrace, Perth
PH1 1LY**

Offers over £253,820

Simple Approach are pleased to welcome this detached family home on Malvern Terrace to the Perthshire residential sales market. Set within a highly sought after area, this lovely property would be the ideal purchase for any growing family, first time buyer or mature couple looking for a well located home with ample living space throughout. Malvern Terrace offers spacious accommodation set across two floors, comprising of; a bright and spacious lounge, a sizeable modern fitted kitchen, conservatory with stunning views over Perth, a downstairs WC, three generous bedrooms with fitted storage and a family bathroom. Practical attributes include gas central heating, double glazing and a private driveway. This property lends itself to a wide range of buyers, viewing is essential to appreciate this fantastic family home of offer.

Lounge / Diner

20'9" x 14'11" (6.33 x 4.57)

Kitchen

15'10" x 9'4" (4.85 x 2.86)

Conservatory

12'4" x 12'2" (3.78 x 3.71)

Bedroom (downstairs)

11'5" x 9'10" (3.48 x 3.01)

WC

6'1" x 4'11" (1.86 x 1.50)

Bedroom Two

10'7" x 12'5" (3.23 x 3.81)

Bedroom Three

13'11" x 10'5" (4.26 x 3.20)

Bathroom

7'4" x 5'10" (2.26 x 1.78)





- Detached Family Home
- Sizeable Modern Fitted Kitchen
- Great Views Over Perth
- Three Generous Bedrooms With Fitted Storage
- Gas Central Heating & Double Glazing
- Newly fitted Windows, Recent Boiler And Updated Smoke Alarms
- Bright & Spacious Lounge
- Private Driveway and Garage
- Lovely Well Maintained Garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(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		
(81-91) B		78
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC