

Simple Approach



**14, James Tytler Place, Perth
PH2 7US**

Offers over £132,000

Simple Approach are delighted to welcome this great two bed family home set on James Tytler Place in Errol to the Perthshire residential market. This beautiful family home is set within a modern development which boasts open fields and semi-rural living without compromising locality to amenities such as Errol Primary School, Shops and a post office to name a few all very close to hand. This property comprise of a large open plan lounge/kitchen and separate WC on the ground floor and two sizeable bedrooms with the main bedroom boasting built in wardrobes and a modern family bathroom with shower over bath facility on the first floor. This property comes to the market in move-in condition throughout boasting many sought after features such as gas central heating, double glazing and allocated residents parking.

Lounge/Kitchen

5.44 x 5.28

W/C

1.94 x 1.09

Master Bedroom

2.24 x 3.14

Bedroom Two

3.14 x 2.91

Family Bathroom

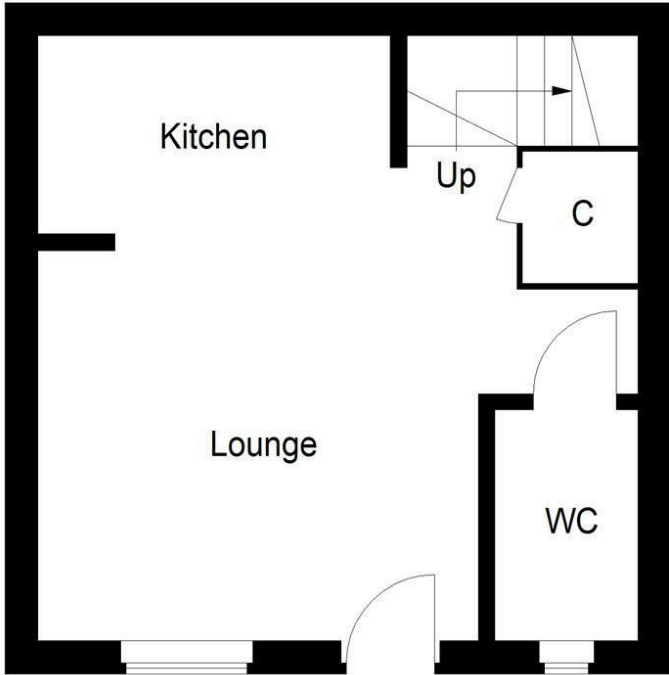
1.69 x 2.11



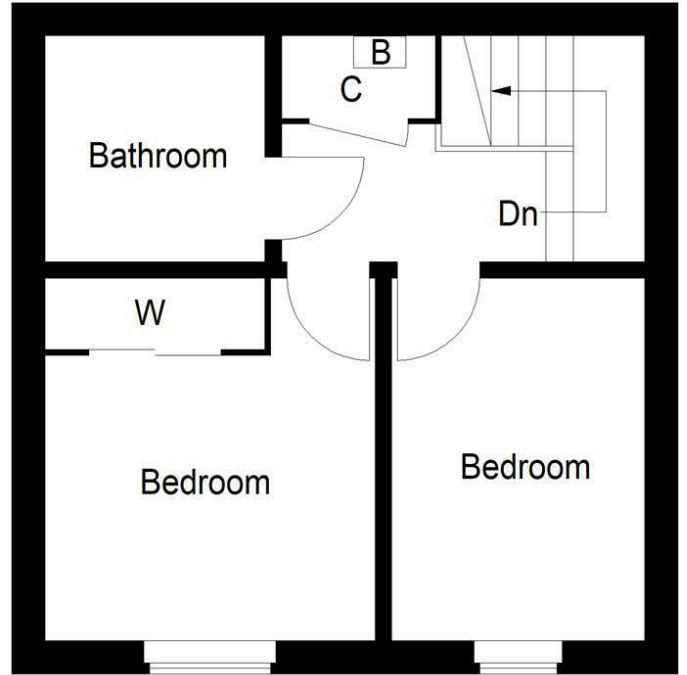


- Stylish Interior Throughout
- Close To All Local Amenities
- Open Plan Lounge/Kitchen
- Family Home Set In A Modern Development
- Semi-Rural Living
- Gas Central Heating And Double Glazing
- Allocated Parking Space

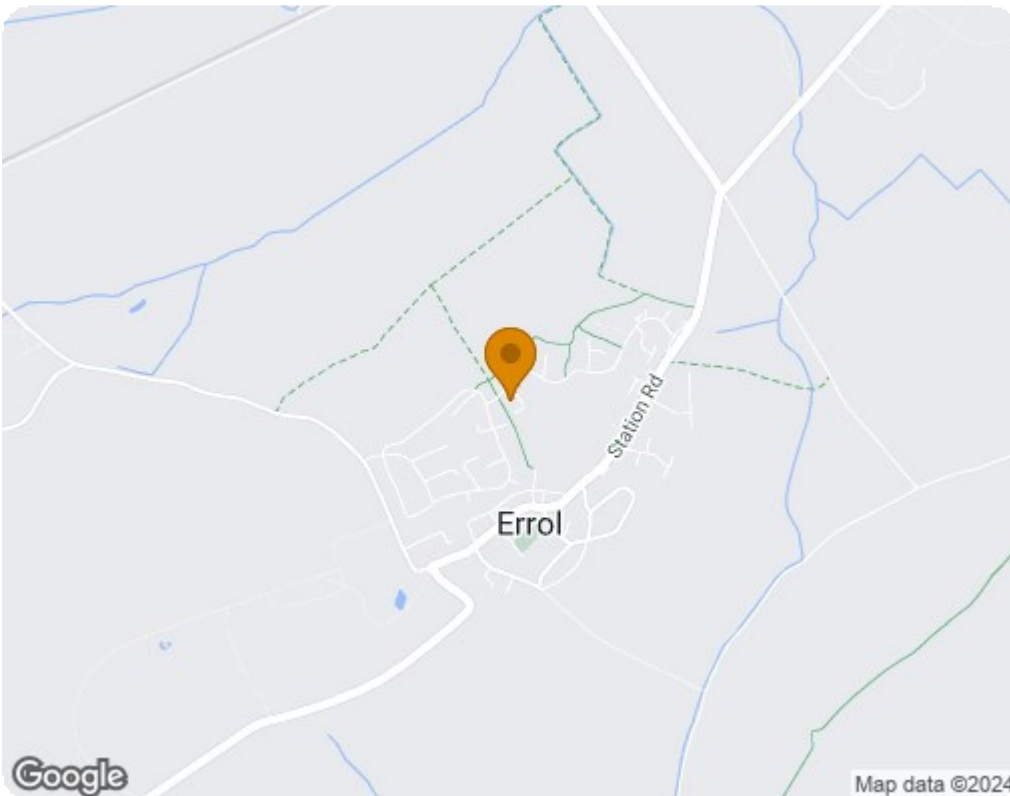




Ground Floor



First Floor



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