

Simple Approach



**22 The Stables, Perth
PH1 2TW**

Offers over £212,500

Simple Approach are pleased to welcome this beautifully presented, semi detached house to the Perthshire residential sales market. This lovely home enjoys spacious accommodation set across two floors, comprising of; an entrance hallway, a bright front facing lounge with feature electric fire, a contemporary fitted kitchen / open plan dining area, downstairs WC, three generous bedrooms all with fitted storage space and a further stylish shower room. Practical attributes include wet electric heating and double glazing throughout.

Externally the property enjoys a sizeable private driveway and an easily maintained private rear garden. Location at The Stables in Perth this property is perfectly situated for those looking to be within easy reach of City Centre amenities, as well as further shopping and offices found in the nearby St Catherines Retail Park and Inveralmond Industrial Estate just a short drive away. This is the ideal purchase for any growing family, first time buyers or mature couples seeking a well located home in excellent move in condition throughout. Viewing is absolutely essential to appreciate the space and excellent home on offer.

Lounge

14'9" x 10'8" (4.51 x 3.26)

6'6" x 5'5" (1.99 x 1.66)

Kitchen / Diner

17'6" x 10'11" (5.35 x 3.33)

Downstairs WC

5'7" x 2'10" (1.72 x 0.88)

Bedroom One

8'11" x 13'2" (2.72 x 4.02)

Bedroom Two

10'7" x 9'3" (3.25 x 2.84)

Bedroom Three

9'3" x 8'4" (2.84 x 2.55)

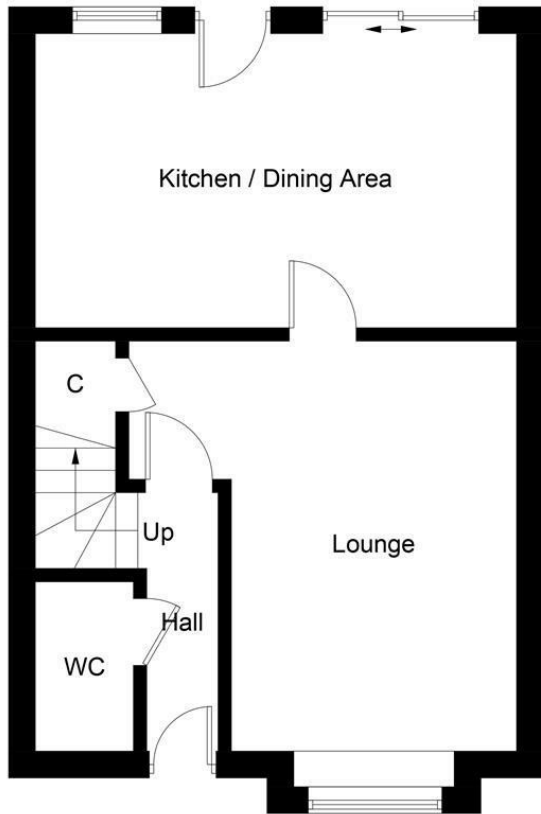
Bathroom



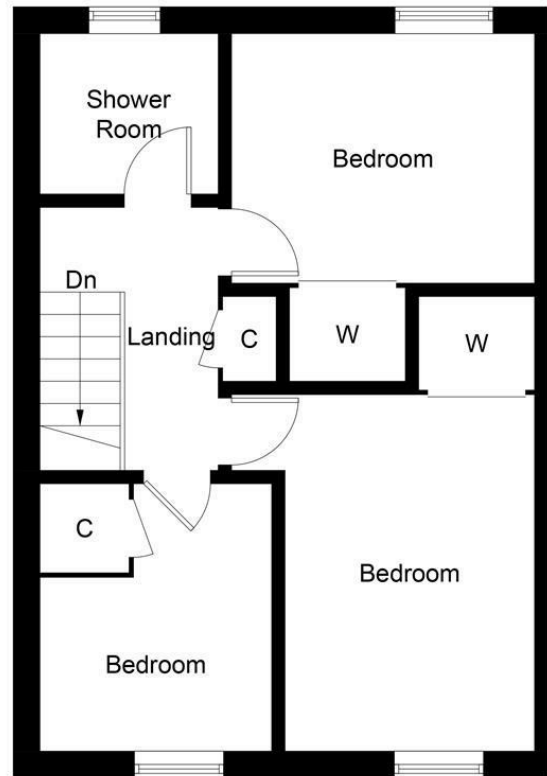


- Semi Detached House
- Front Facing Lounge
- Large Private Driveway
- Excellent Move In Condition
- Modern Fitted Kitchen / Open Plan Dining Area
- Highly Sought After Location
- Three Generous Bedrooms
- Wet Eclectic Heating & Double Glazing



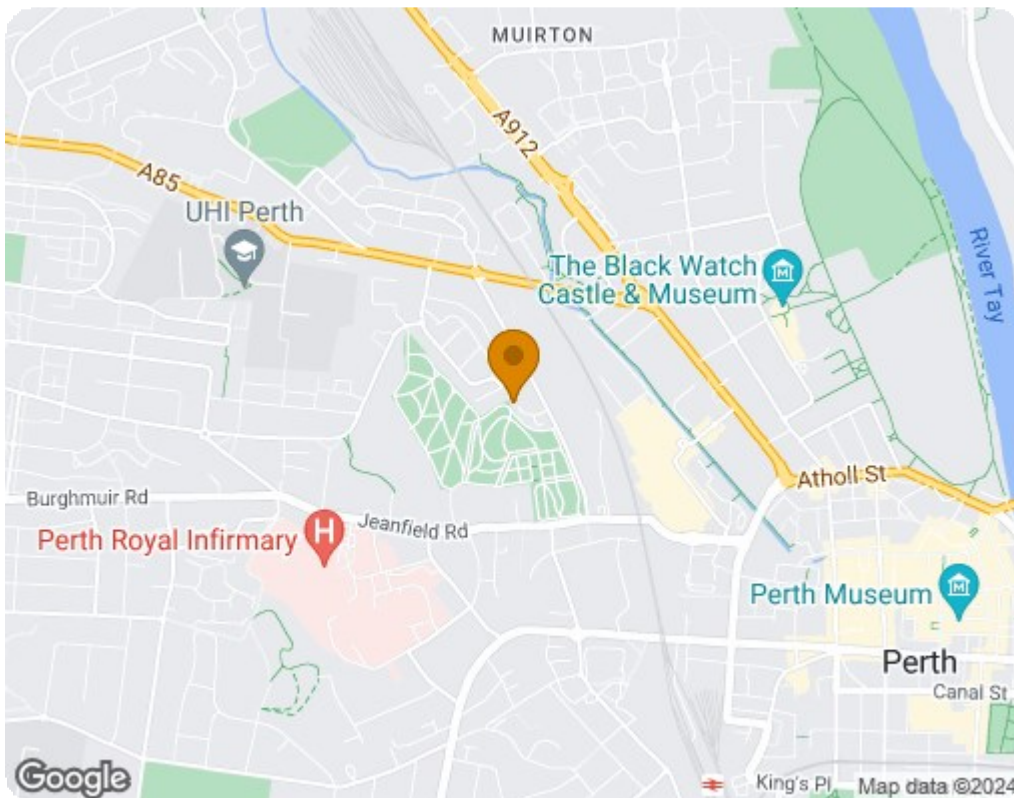


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094549)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			71
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	