

Simple Approach



**59 Craigie Road, Perth
PH2 0BL**

Offers over £312,000

Simple Approach are delighted to welcome this immaculately presented, semi detached house on Craigie Road to the Perthshire residential sales market. Set within a highly sought after location, Craigie Road is ideally placed to take advantage of all local amenities found near by along with Perth City Centre just a short distance away. The accommodation is generous and set across two floors, having been tastefully decorated throughout and held to a high standard by the current owner this lovely home is the ideal purchase for any growing family or mature couple.

Craigie Road comprises of an entrance vestibule, a bright and spacious lounge with sliding patio doors out to the rear garden, an open plan kitchen / dining area, useful utility, three generous bedrooms with a master ensuite and a further chic family bathroom. Practical attributes include gas central heating, double glazing, private driveway and garage. Externally the property further benefits from a well manicured private rear garden with a stunning patio seating area. Viewing is absolutely essential to appreciate the overall size, excellent location and beautiful home on offer at Craigie Road.

Lounge

17'6" x 16'9" (5.35 x 5.13)

Kitchen / Dining Area

19'3" x 14'1" (5.87 x 4.31)

Utility Room

5'10" x 6'3" (1.78 x 1.93)

Downstairs Bedroom (Master)

10'5" x 12'0" (3.19 x 3.68)

Ensuite

7'5" x 3'8" (2.28 x 1.14)

Downstairs WC

5'0" x 3'4" (1.53 x 1.03)

Bedroom Two

12'5" x 10'3" (3.80 x 3.13)

Bedroom Three

11'1" x 9'6" (3.38 x 2.90)

Bathroom

11'0" x 6'3" (3.36 x 1.93)





- Beautifully Presented Semi Detached House
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Three Generous Bedrooms With A Master Ensuite
- Well Manicured Rear Garden
- Sizeable Private Driveway & Garage
- Contemporary Fitted Kitchen / Open Plan Dining Area
- Chic Family Bathroom



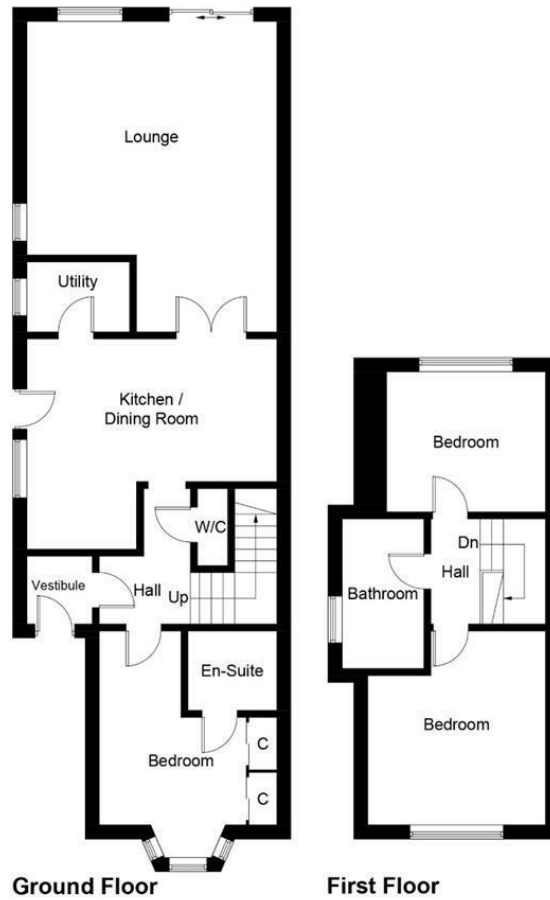
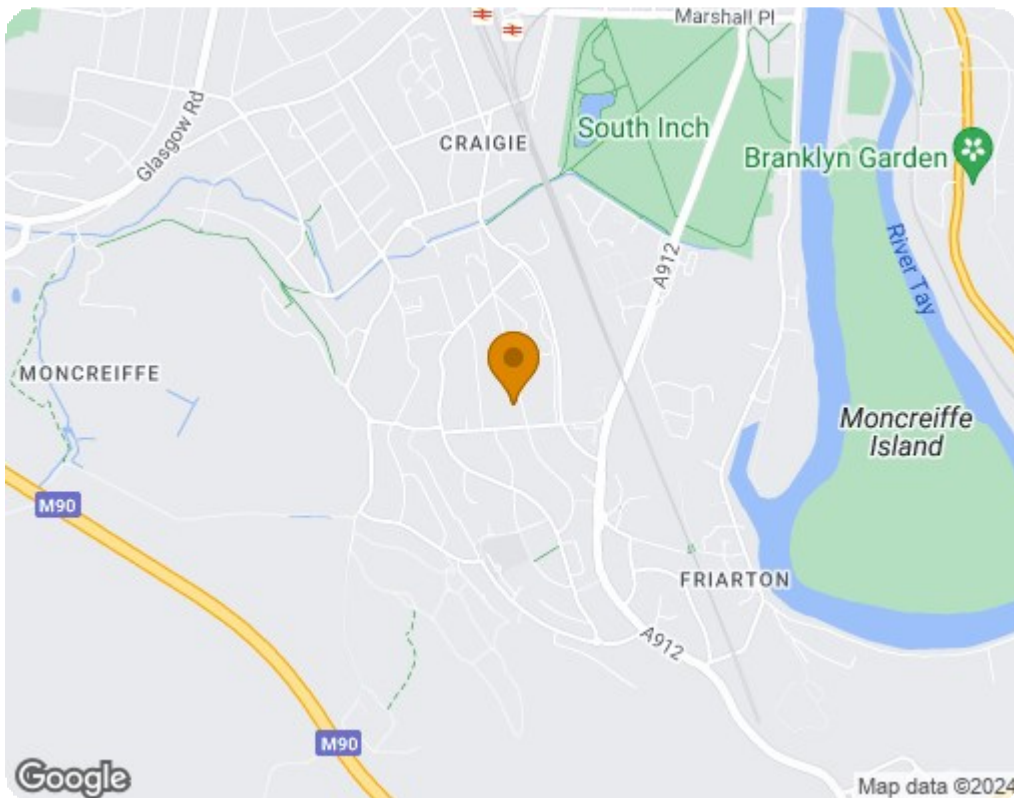


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1095540)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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			79
(81-91) B			
(69-80) C		66	
(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	