

Simple Approach



Estate Agents



30 Hay Street, Perth
PH1 5HS

Offers over £446,000

Simple Approach are delighted to welcome this impressive semi detached house to the Perthshire residential sales market. Set within a highly sought after area, this lovely home could not be better situated to take advantage of all the excellent local amenities found in Perth City Centre just a short walk away. The size and versatility of this property lends itself to a range of buyers including growing families or mature couples seeking a very well located home with as much living space as possible.

Across the ground floor the property enjoys; a broad entrance hallway, the front main lounge with beautiful bay windows, a further living room, dining room / back lounge, sizeable kitchen and a downstairs shower room. Ascending to the upper floor the property enjoys further accommodation with four generous bedrooms and a family bathroom. Hay Street offers all the living space necessary by the modern day family making this the ideal purchase for any growing family. Practical attributes include modern gas central heating and full double glazing throughout.

Externally the property sits on a generous plot of land with a large private driveway to the front and a well maintained private rear garden. Viewing is essential to appreciate the overall size and excellent location on offer here at Hay Street, Perth.

Living Room One / Main Lounge

21'5" x 14'10" (6.53 x 4.53)

Living Room Two

13'1" x 12'6" (4 x 3.82)

Downstairs Shower Room

4'9" x 9'8" (1.47 x 2.97)

Dining Room / Living Room

12'4" x 14'0" (3.77 x 4.28)

Kitchen

12'10" x 7'8" (3.93 x 2.35)

Bathroom

5'11" x 10'10" (1.82 x 3.31)

Master Bedroom

15'3" x 12'4" (4.65 x 3.77)

Bedroom Two

10'4" x 9'6" (3.15 x 2.92)

Bedroom Three

12'6" x 13'0" (3.83 x 3.98)

Bedroom Four

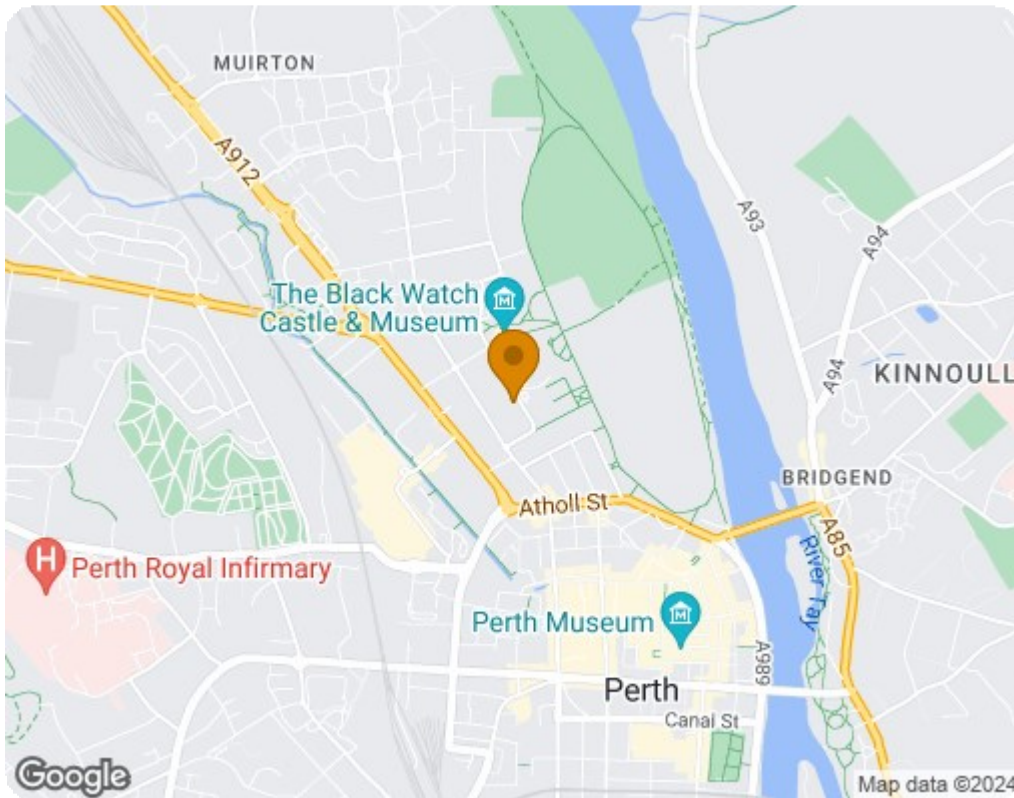
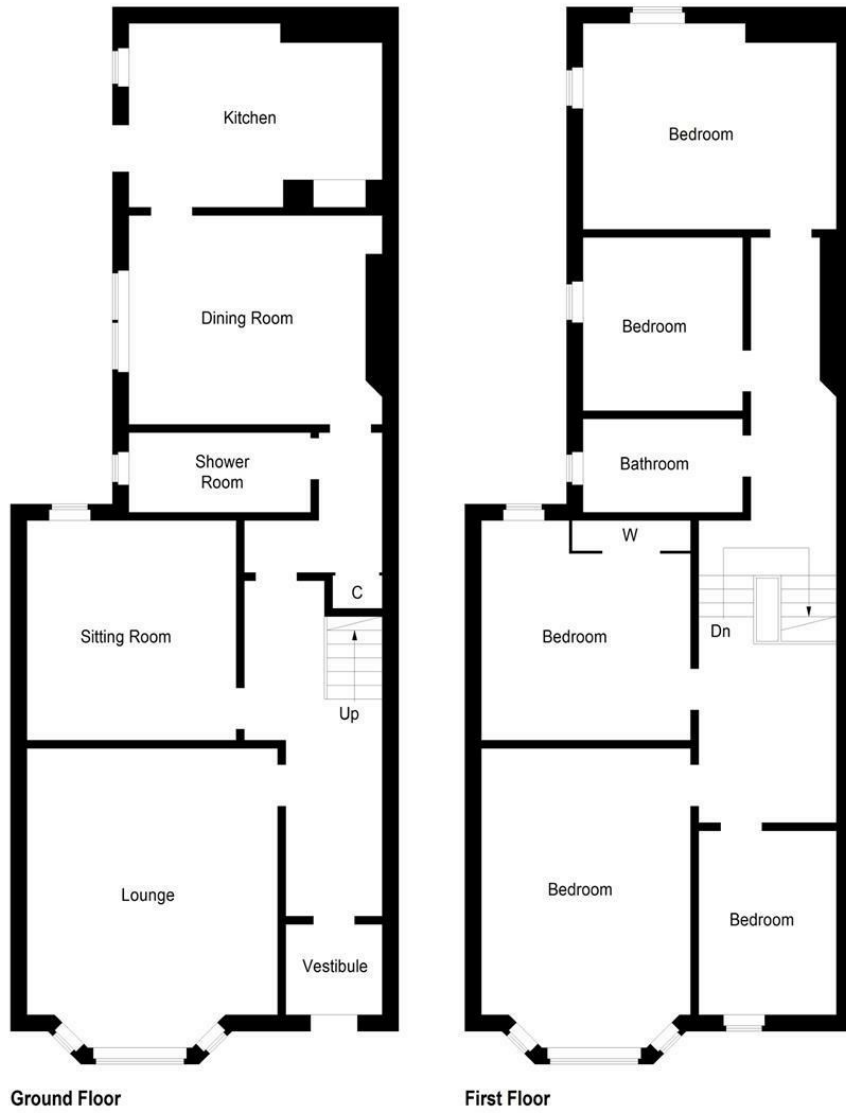
12'4" x 14'6" (3.78 x 4.42)





- Impressive Semi Detached House
- Grand Front Facing Main Lounge
- Large Private Driveway
- Four Generous Bedrooms
- Sizeable Kitchen
- Well Maintained Rear Garden
- Three Reception Rooms (With Potential Of Another Bedroom)
- Modern Gas Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		79
(81-91) B		
(69-80) C	62	
(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		72
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC