

Simple Approach



32 Abbey Road, Perth
PH2 6LL

Offers over £273,000

***** CLOSING DATE SET FRIDAY 19TH JULY 2PM *****

Simple Approach are pleased to welcome this beautifully presented, semi detached house on Abbey Road to the Perthshire residential sales market. Set within a highly sought after location, this lovely home comes to the market in excellent move in condition throughout having been kept to a high standard by the current owners. The accommodation is generous and set over two floors, comprising; a welcoming entrance hallway, a bright and spacious lounge with a feature wood burning stove, an open plan modern fitted kitchen / dining area, a useful cloak room, three generous bedrooms two of which have fitted storage space and a master ensuite, a further fresh white bathroom completes the interior of this beautiful family home. Practical attributes include gas central heating, ample storage and full double glazing. Externally the property enjoys a well manicured private rear garden with a summer house and to the front of the property you can enjoy the patio ideal for BBQ'S. 32 Abbet Road also boasts a large private driveway suitable for multiple cars. . This property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer or growing family looking for a well-located property in move-in condition throughout, which only viewing will confirm to the purchaser.

Kitchen/ Dinning Area

24'11" x 14'2" (7.62 x 4.32)

18'5" x 11'11" (5.63 x 3.64)

Downstairs Bedroom (Bedroom Three)

12'9" x 11'4" (3.91 x 3.47)

Bathroom

8'0" x 5'10" (2.45 x 1.79)

Master Bedroom

14'6" x 9'2" (4.42 x 2.81)

En-suite

11'1" x 6'4" (3.40 x 1.95)

Bedroom Two

11'8" x 9'0" (3.58 x 2.76)

Lounge





- Semi Detached House In A Highly Sought After Residential Location
- Open Plan Modern Fitted Kitchen / Dining Area
- Gas Central Heating & Double Glazing
- Alot Of Storage Throughout
- Beautifully Presented
- Bright & Spacious Lounge
- Large Private Driveway
- Three Generous Bedrooms With Master Ensuite
- Wood Burning Stove Feature
- Well Manicured Private Rear Garden and Private Patio To The Front



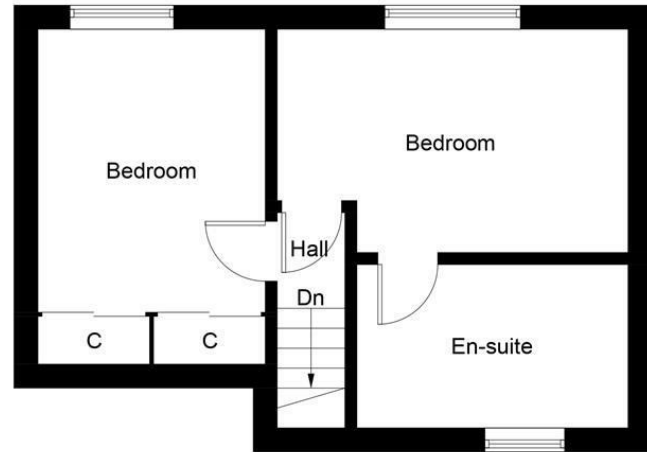
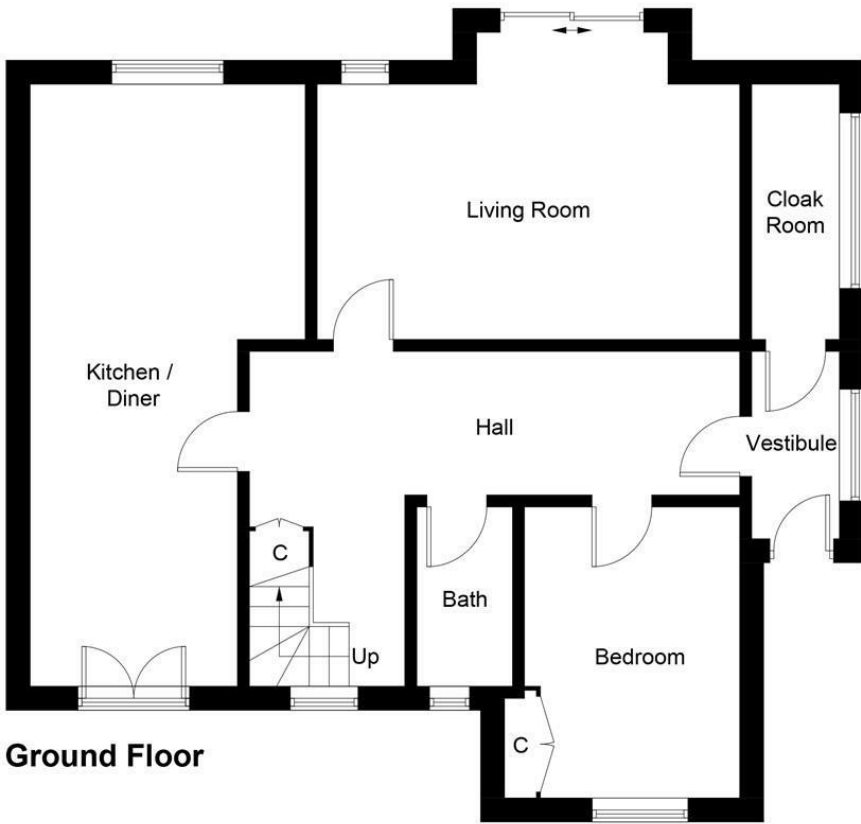
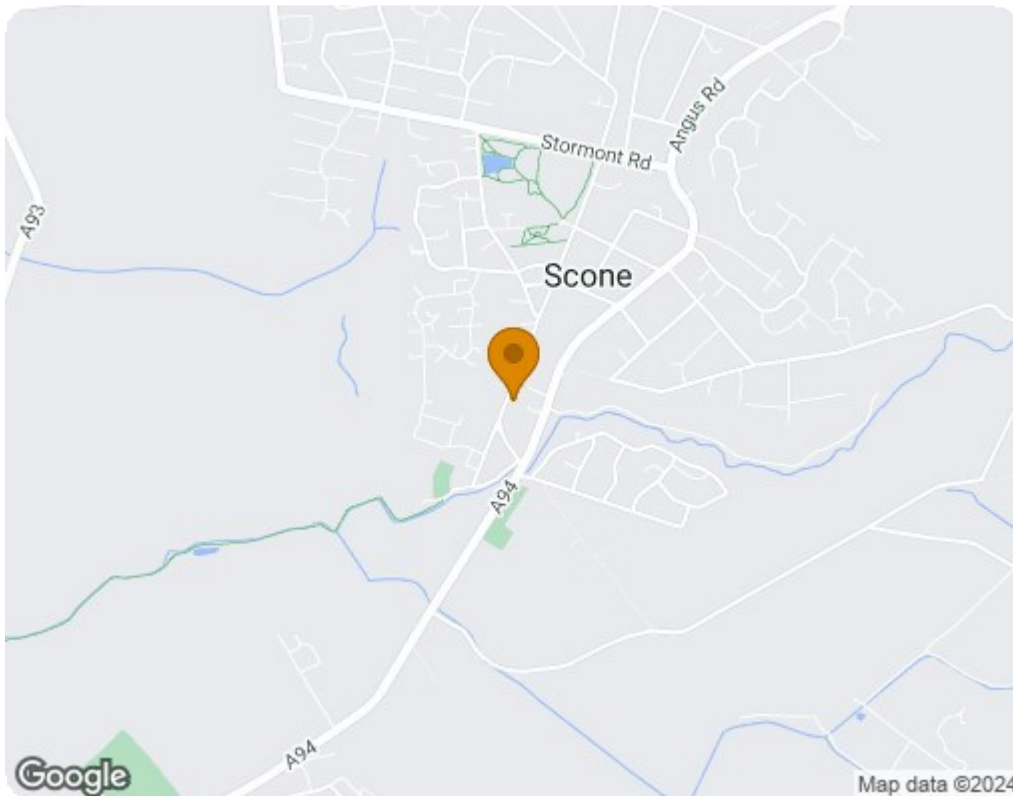


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100074)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		76
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		