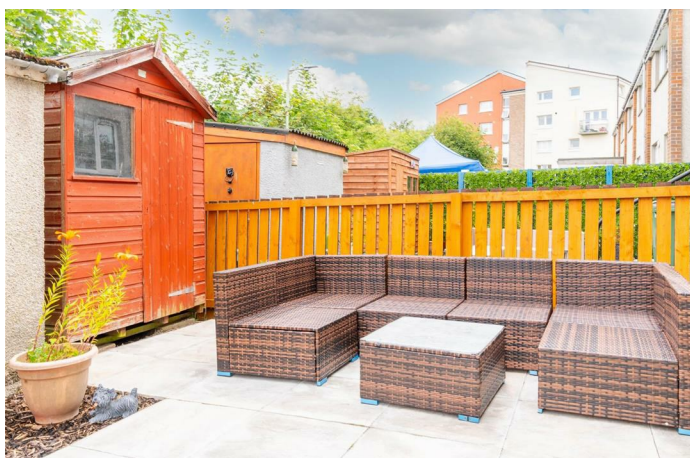


Simple Approach



**68 Nimmo Avenue, Perth
PH1 2PX**

Offers over £149,950

Simple Approach are pleased to welcome this very well presented mid terraced house on Nimmo Avenue to the Perthshire residential sales market. This lovely property offers spacious accommodation set across two floors, comprising of; an entrance vestibule, bright and spacious lounge, a sizeable fitted kitchen, three generous bedrooms and a chic shower room.

This lovely home comes to the market in excellent move in condition and enjoys modern day comforts such as gas central heating, double glazing, a private driveway and an easily maintained private rear garden. Nimmo Avenue lends itself to a wide range of buyers including first time buyers, couples or growing families seeking a well located home in great move in condition throughout. Viewing is highly recommended to appreciate the overall space and great location on offer.

Lounge

16'9" x 12'1" (5.11 x 3.70)

Kitchen

16'7" x 9'4" (5.08 x 2.87)

Bedroom One

9'1" x 14'5" (2.77 x 4.41)

Bedroom Two

9'4" x 12'6" (2.86 x 3.83)

Bedroom Three

6'11" x 8'6" (2.13 x 2.61)

Shower Room

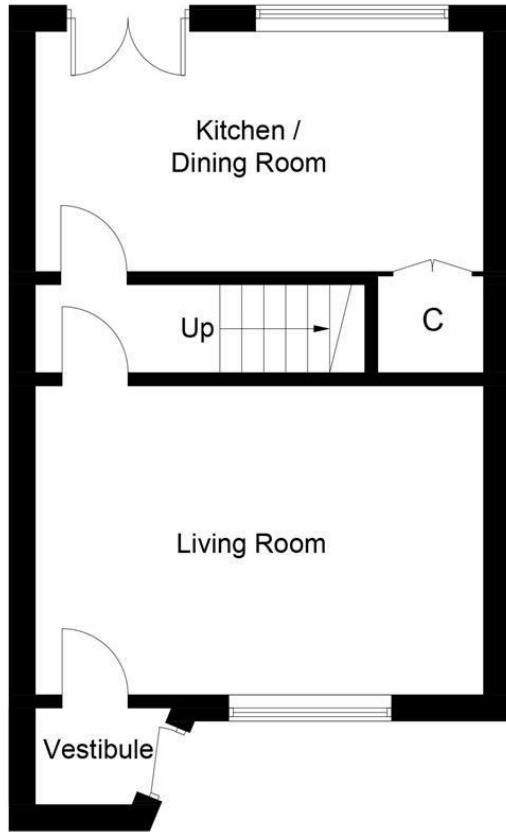
5'6" x 5'6" (1.69 x 1.68)



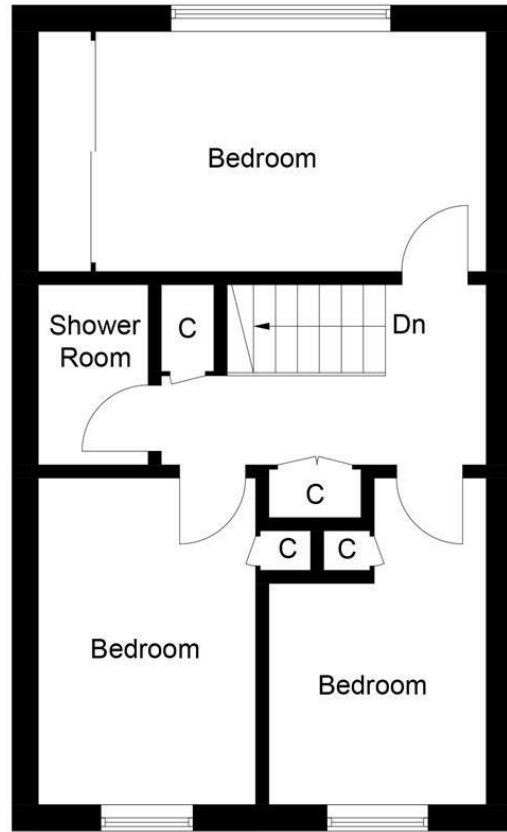


- Mid Terraced House
- Well Presented Throughout
- Three Generous Bedrooms
- Sizeable Fitted Kitchen
- Bright & Spacious Lounge
- Wet Electric Central Heating & Double Glazing
- Private Driveway
- Easily Maintained Private Rear Garden





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103860)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			59
(39-54) E			
(21-38) F		24	
(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			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E			
(21-38) F		35	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	