

Simple Approach



**20 Primrose Crescent, Perth
PH1 2QE**

Offers over £152,950

Simple Approach are delighted to welcome this bright, spacious and well presented mid-terraced house on Primrose Crescent to the Perthshire residential sales market. This great family home comes to the market in superb condition throughout and has been tastefully decorated from start to finish, comprising; a warm and welcoming lounge with large, front-facing window, through to a modern, large dining kitchen, two double bedrooms, a third single room and a family shower room. This lovely family home is ideally located to take advantage of nearby amenities such as local shops, supermarkets and the Inveralmond Business Estate set just minutes away. Boasting sought-after features such as gas central heating, double glazing, well maintained gardens to the front and back and private driveway. 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-situated property in move-in condition throughout, which only viewing will confirm.

Lounge

16'7" x 12'0" (5.06 x 3.68)

Kitchen

9'7" x 14'7" (2.94 x 4.45)

Master Bedroom

14'6" x 8'9" (4.44 x 2.67)

Bedroom Two

6'7" x 9'3" (2.03 x 2.84)

Bedroom Three

12'7" x 9'5" (3.86 x 2.89)

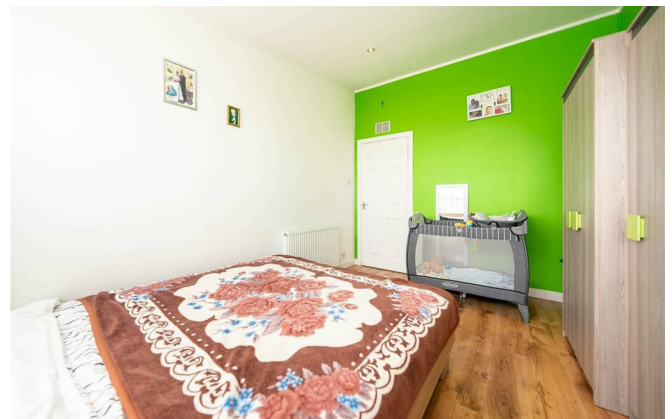
Shower Room

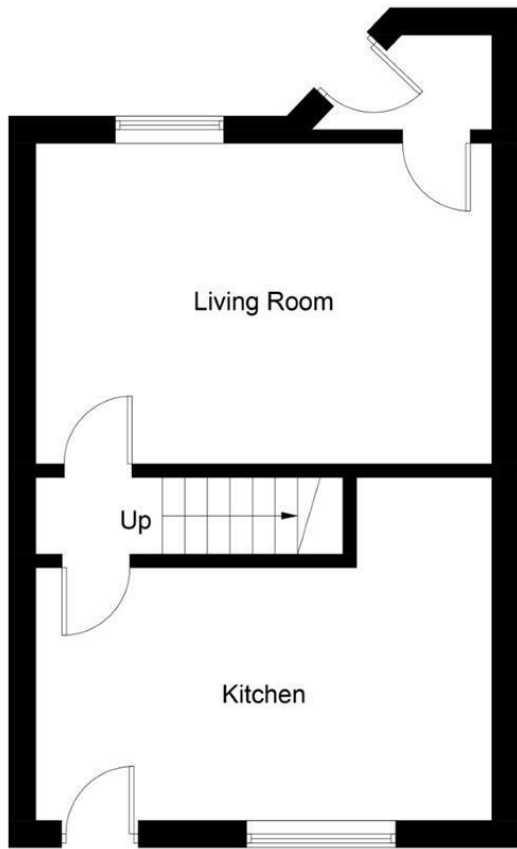
4'10" x 6'4" (1.49 x 1.94)



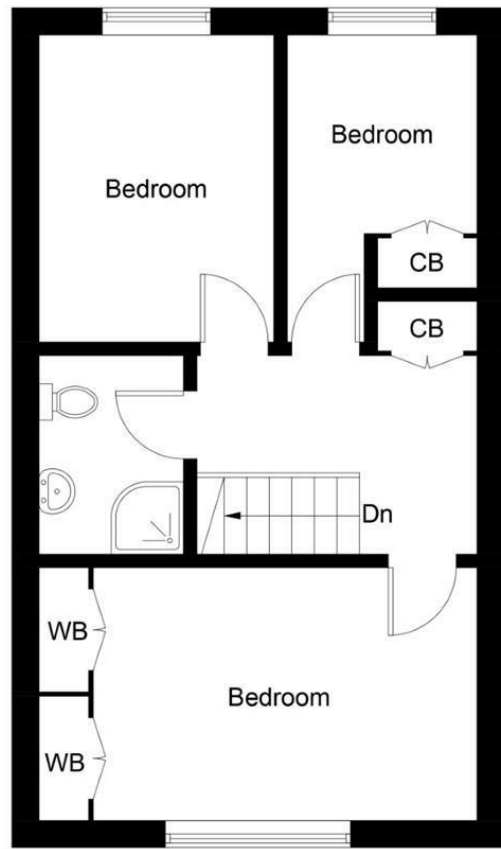


- Three Bedroom, Mid Terrace House
- Easily Maintained, Fully Enclosed Rear Garden
- Spacious Lounge And Kitchen
- Well Presented Throughout
- Gas Central Heating And Double Glazed Windows
- Close To All Local Amenities
- Shower Room
- Private Driveway



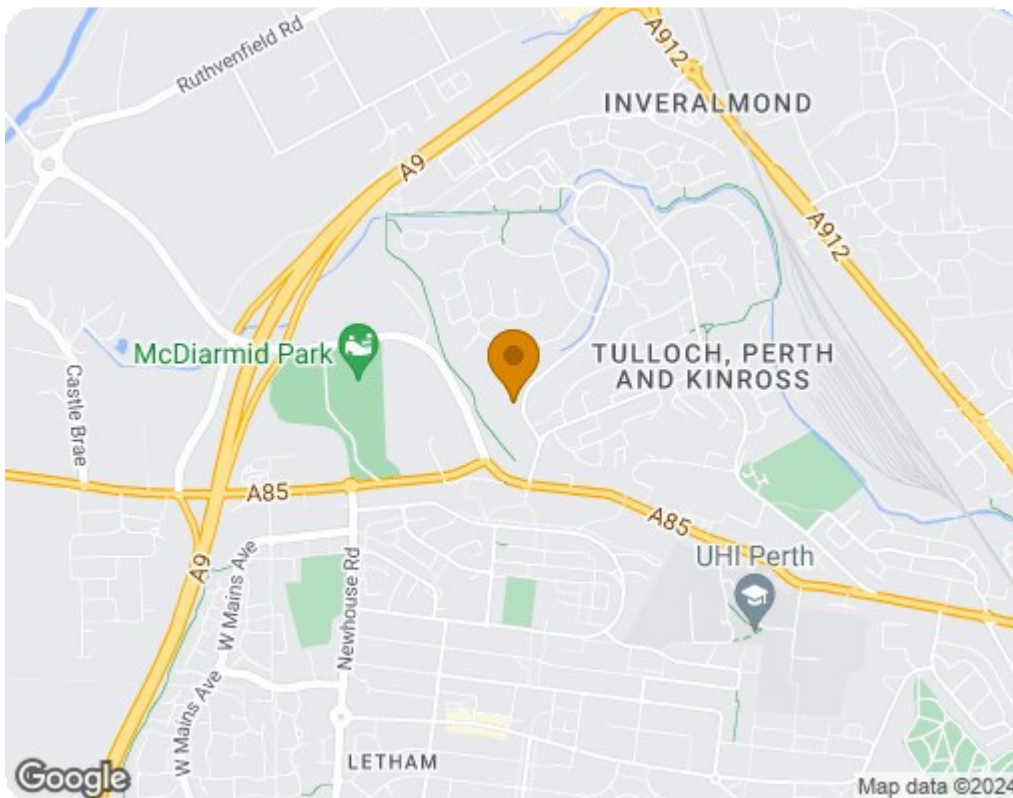


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1104317)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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			87
(81-91) B			
(69-80) C		67	
(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	