

Simple Approach



10 Preston Watson Street, Perth
PH2 7UR

Offers over £324,950

Simple Approach are delighted to welcome this immaculately presented detached house set in the heart of Errol to the Perthshire market. This beautiful family home is set within a modern development on Preston Watson Street which boasts open fields and semi-rural living without compromising locality to amenities such as Errol Primary School, Shops and a post office to name a few all very close to hand. This superb property comes to the market in excellent condition throughout, comprising; a front-facing lounge, a contemporary large dining kitchen with some integrated appliances, utility room, W.C and ground floor bedroom. The second floor comes with four double bedrooms with integrated wardrobes in three and master en-suite shower room along with a modern family bathroom. The property has been very well maintained by the current owner, giving this home a very clean and fresh feel throughout with modern decoration and great attention to detail from start to finish. This property is ideally suited to any first time buyer or growing family looking for a well-located home in move-in condition, which only viewing will confirm.

Lounge

11'8" x 17'8" (3.57 x 5.40)

Kitchen + Dining Area

10'9" x 29'11" (3.30 x 9.12)

Utility Room

9'9" x 5'11" (2.98 x 1.82)

Conservatory

14'0" x 9'10" (4.29 x 3.00)

Downstairs WC

2'7" x 6'6" (0.80 x 2.00)

Bedroom Five / Office Room

16'11" x 9'3" (5.16 x 2.82)

Master Bedroom

11'8" x 11'1" (3.57 x 3.39)

En suite

6'11" x 4'5" (2.12 x 1.37)

Bedroom Two

8'4" x 10'3" (2.55 x 3.13)

Bedroom Three

10'3" x 8'2" (3.13 x 2.50)

Bedroom Four

10'9" x 9'7" (3.29 x 2.94)

Family Bathroom

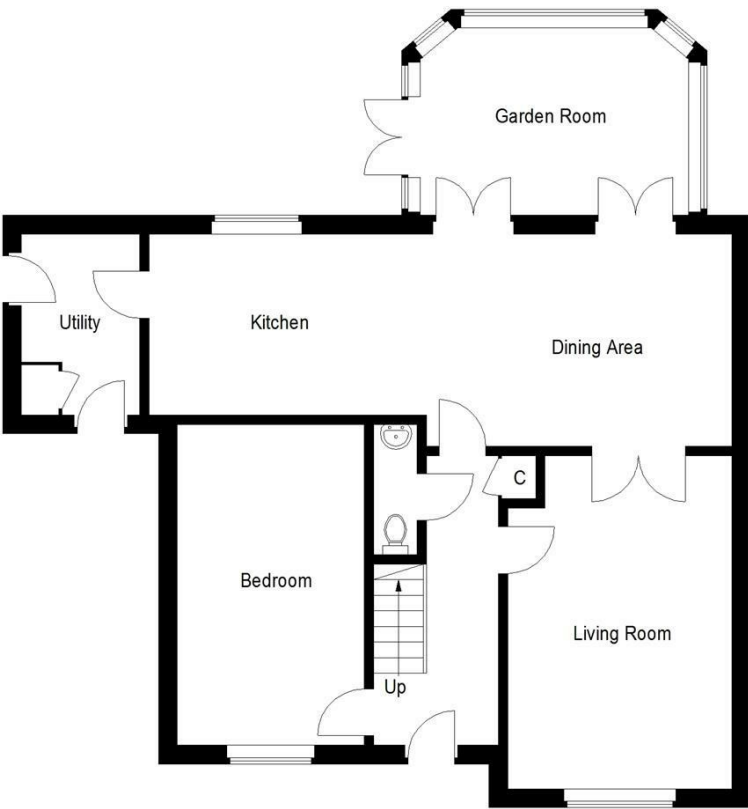
7'3" x 7'4" (2.21 x 2.26)



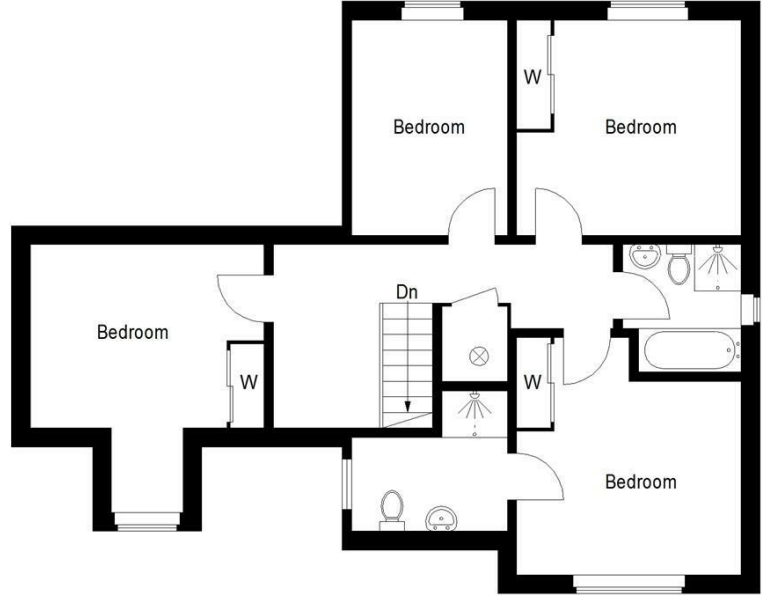


- Five Bedroom Detached House
- Fully Enclosed Rear Garden
- Garden Room
- Sought After Location, Semi-Rural Living
- Spacious Accommodation Throughout
- Gas Central Heating And Double Glazing
- Private Driveway And Garage
- Open Plan Kitchen/Dining Area





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1106389)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	80	
(69-80) C		
(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		85
(81-91) B	78	
(69-80) C		
(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		