

Simple Approach



33 Elm Street, Perth
PH2 7SQ

Offers over £259,950

Simple Approach are pleased to welcome this well presented, detached bungalow on Elm Street to the residential sales market. Set within a highly sought after residential area, this lovely home comes to the market in great move in condition throughout and offers spacious accommodation set across one floor. Comprising of; an entrance hallway, a bright and spacious lounge, a sizeable kitchen with ample space for dining, three generous bedrooms with a master ensuite and a further family bathroom completes the interior of this home. Externally the property enjoys a well manicured private rear garden, a sizeable driveway and garage. Practical attributes include full double glazing and gas central heating. Elm Street lends itself to a wide range of buyers, including; growing families, first time buyers or couples seeking a very well located home within a peaceful family friendly location. Viewing is essential to appreciate all that is on offer.

Lounge

19'3" x 16'4" (5.87 x 4.99)

Kitchen

11'9" x 9'10" (3.60 x 3.00)

Utility Room

5'6" x 5'2" (1.68 x 1.60)

Master Bedroom

12'2" x 10'2" (3.71 x 3.10)

En suite

7'5" x 4'11" (2.28 x 1.50)

Bedroom Two

12'2" x 8'10" (3.73 x 2.70)

Bedroom Three

9'10" x 9'8" (3.00 x 2.97)

Bathroom

5'6" x 7'0" (1.69 x 2.15)





- Detached Bungalow
- Master Ensuite
- Well Presented Throughout
- Bright & Spacious Lounge
- Three Generous Bedrooms
- Highly Sought After Residential Location



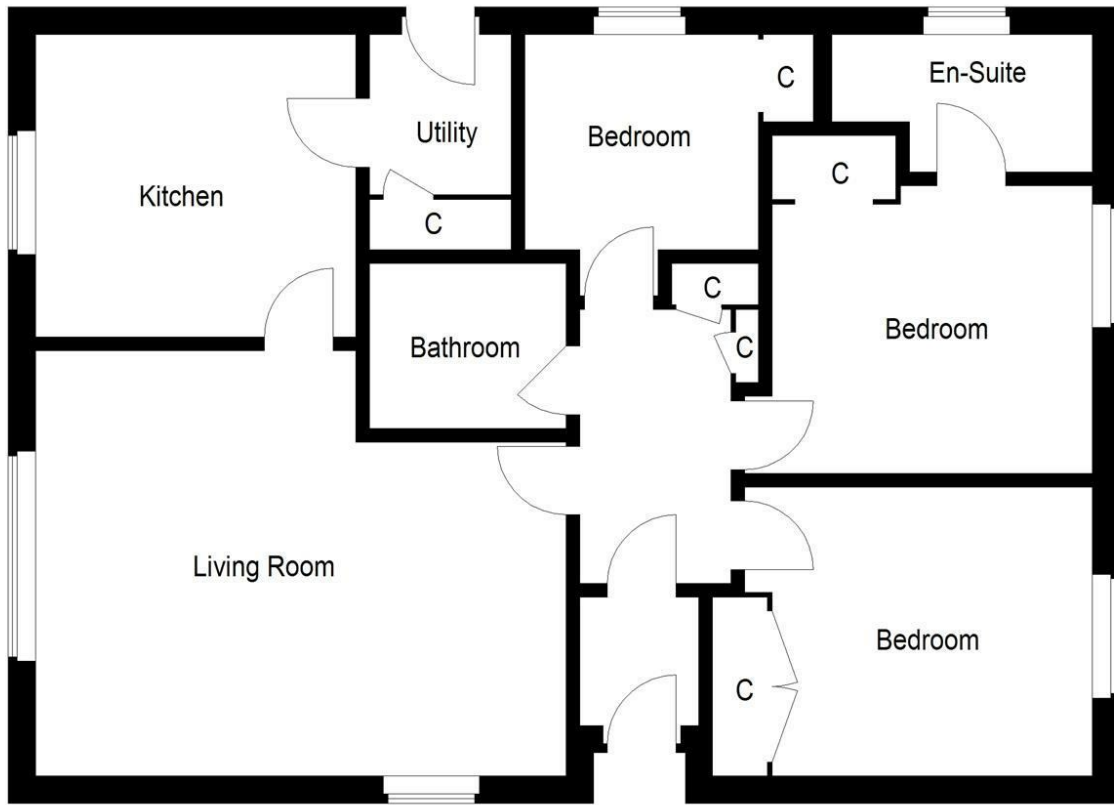
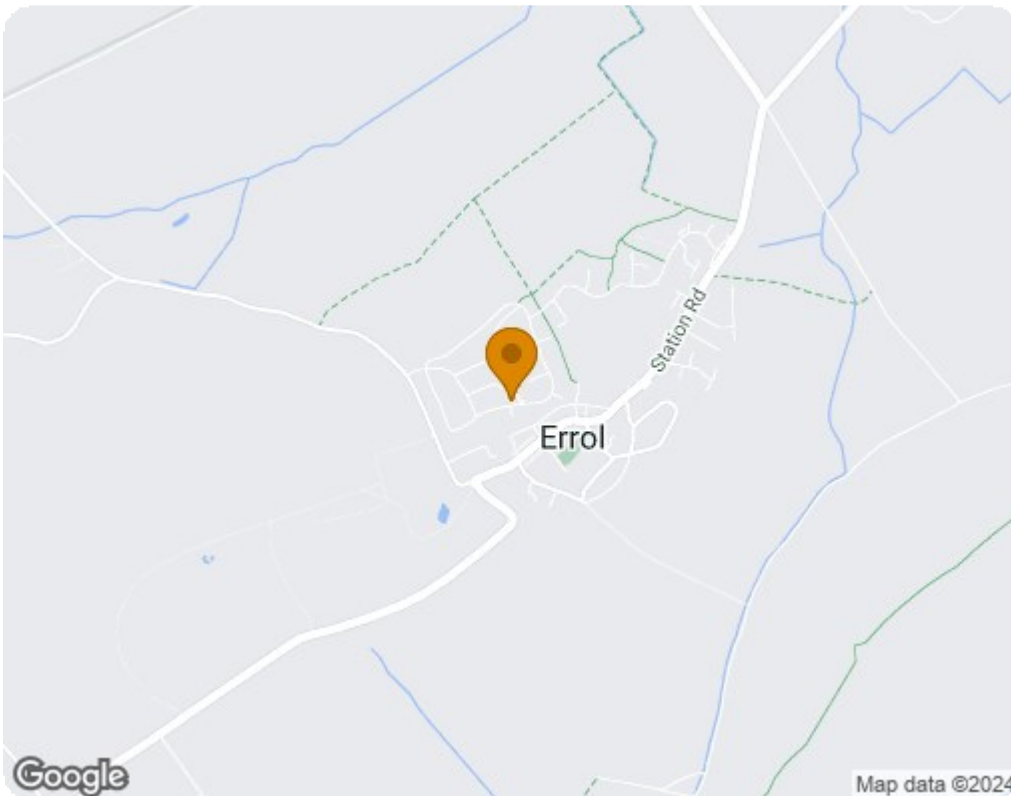


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1106392)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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		82
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC