

Simple Approach



1 Ordie Place, Perth
PH1 3JG

Offers over £277,000

Simple Approach are delighted to welcome this well presented, detached bungalow on Ordie Place to the residential sales market. Set within the ever desirable village of Luncarty, this lovely home could not be better situated to take advantage of all the excellent local amenities found in the village along with Perth City Centre being just a short drive away.

The accommodation is generous and offers spacious living across one accessible floor, comprising of; a bright and spacious lounge, a sizeable fitted kitchen with ample space for dining, three generous bedrooms and a family bathroom. Practical attributes include oil fired heating and full double glazing throughout. Externally the property is set upon an impressive plot with a well manicured garden, a private driveway and single garage.

This lovely home lends itself to a wide range of buyers including families, couples or first time buyers seeking a very well located home in excellent move in condition throughout which only viewing will confirm.

Lounge

19'3" x 16'0" (5.88 x 4.89)

Kitchen

9'8" x 14'0" (2.97 x 4.28)

Bedroom 1

12'1" x 11'5" (3.69 x 3.50)

Bedroom 2

13'9" x 12'1" (4.21 x 3.70)

Bedroom 3

8'7" x 11'8" (2.62 x 3.56)

Bathroom

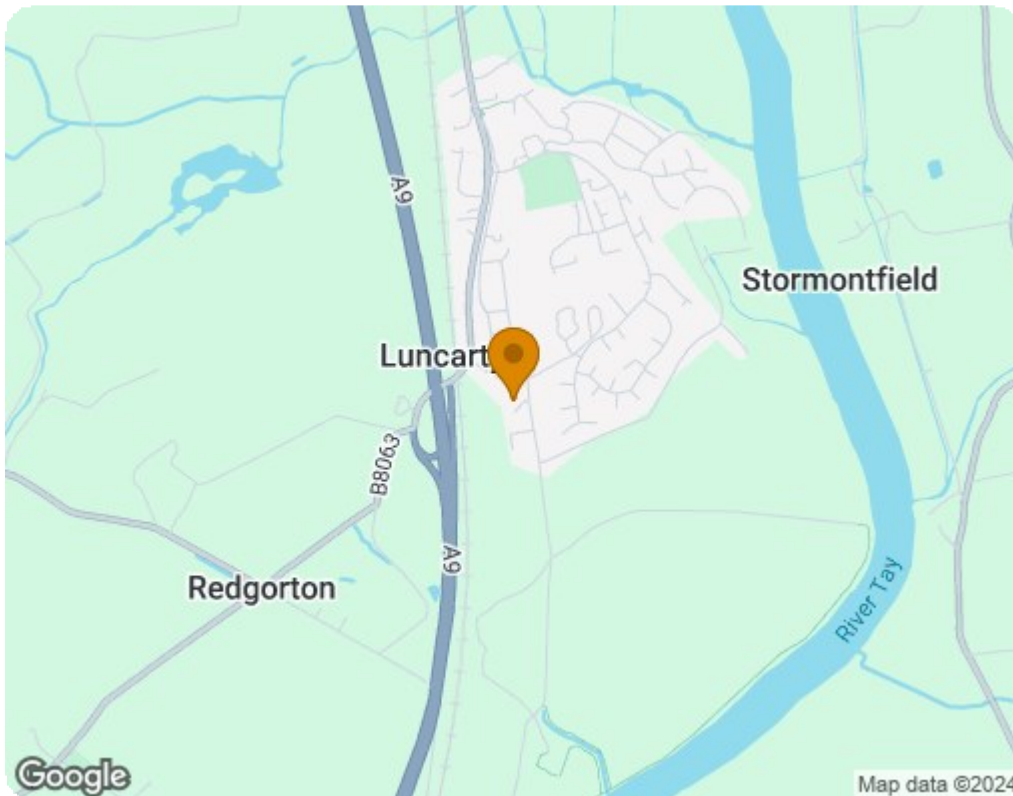
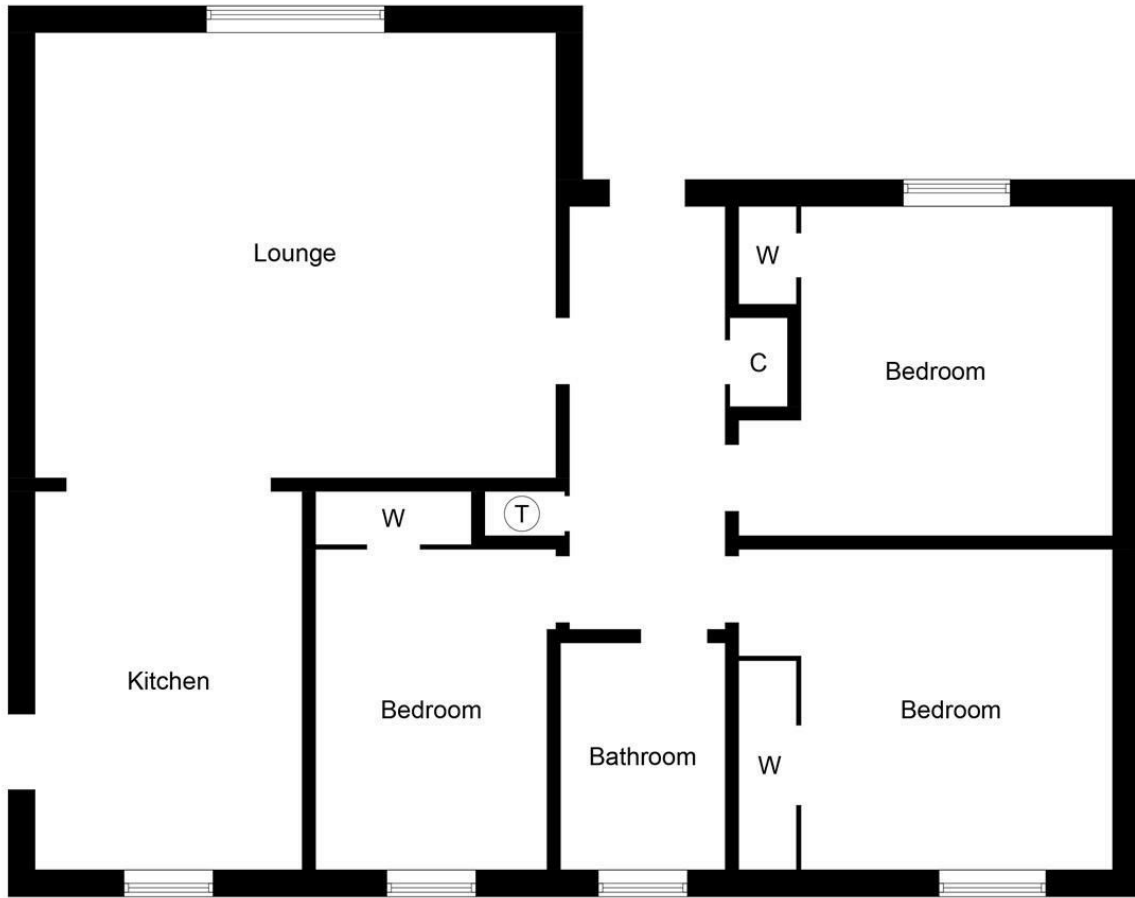
6'1" x 8'3" (1.87 x 2.53)





- Detached Bungalow
- Bright & Spacious Lounge
- Private Driveway & Single Garage
- Three Generous Bedrooms
- Oil Fired Heating & Double Glazing
- Well Manicured Garden
- Sizeable Fitted Kitchen
- Highly Sought After Village Location





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(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			
(81-91) B			76
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	