

Simple Approach



Estate Agents



8 Leetown , Perth

PH2 7NN

Offers over £197,950

Simple Approach are pleased to welcome this semi detached bungalow to the Perthshire residential sales market. Set within a highly sought after location, Leetown enjoys picturesque countryside views along with benefiting from being a short distance from both Perth and Dundee City Centre. The property enjoys spacious accommodation set across one accessible floor, comprising; a welcoming entrance hallway, bright and spacious lounge, good sized kitchen, three bedrooms and a bathroom. Externally this property enjoys an impressive, well manicured rear garden, private driveway and a garage. Viewing is essential to appreciate all that is on offer here at Leetown with special note to the beautiful countryside location.

**Living Room**

14'6" x 11'0" (4.44 x 3.36)

**Kitchen**

11'4" x 6'6" (3.46 x 1.99)

**Bedroom One**

11'4" x 10'7" (3.46 x 3.23)

**Bedroom Two**

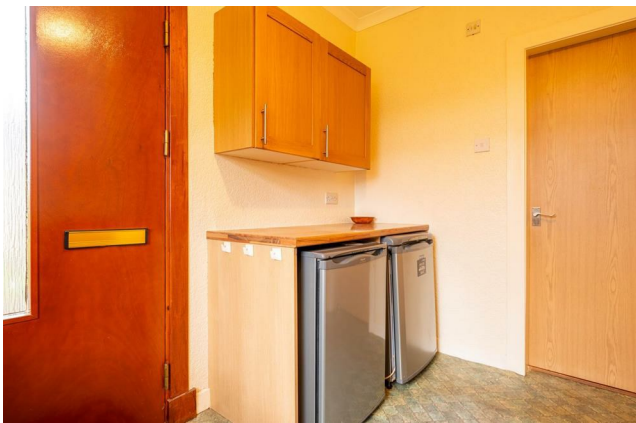
12'4" x 11'0" (3.76 x 3.37)

**Bedroom Three**

11'4" x 7'11" (3.47 x 2.42)

**Bathroom**

5'1" x 7'9" (1.56 x 2.37)





- Semi Detached Bungalow
- Bright & Spacious Lounge

- Beautiful Countryside Location
- Well Manicured Private Rear Garden

- Three Bedrooms
- Private Driveway & Single Garage



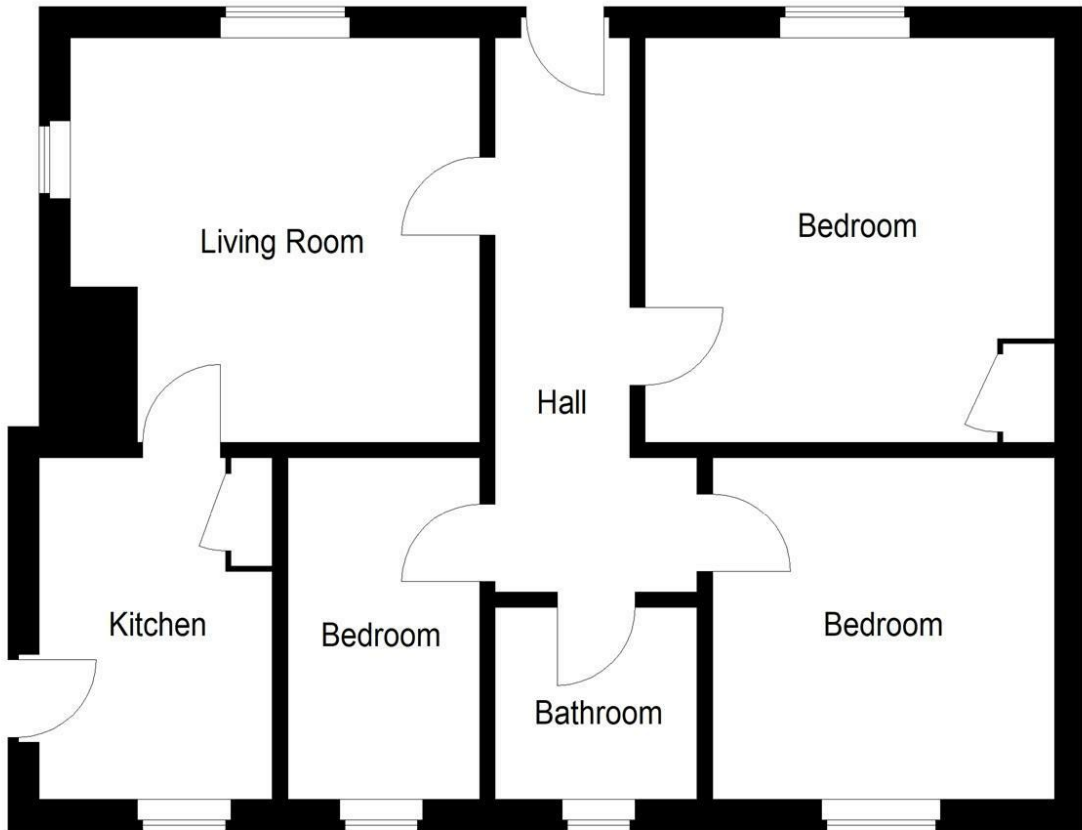


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1117132)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>47</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>63</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>44</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC