

Simple Approach



**13 Berwick Brae, Perth
PH2 0TN**

Offers over £224,950

Simple Approach are pleased to welcome this beautifully presented, semi detached house on Berwick Brae to the Perthshire residential sales market. Set within a highly sought after location, this property is ideally placed to take advantage of all local amenities found just a short distance away along with being close by to Perth City Centre. This lovely home comes to the market in excellent move in condition and offers spacious accommodation set across two floors, comprising; a welcoming entrance, a bright and spacious lounge, a stylish fitted kitchen, three generous bedrooms and a chic family bathroom. Practical attributes include gas central heating, full double glazing, a private driveway and a private rear garden. Viewing is essential to appreciate all that is on offer at Berwick Brae.

Lounge

14'9" x 12'6" (4.52 x 3.82)

7'2" x 7'2" (2.19 x 2.20)

Kitchen

11'8" x 7'8" (3.56 x 2.35)

WC

7'5" x 4'5" (2.27 x 1.36)

Bedroom One

11'0" x 10'2" (3.36 x 3.10)

Bedroom Two

12'0" x 7'3" (3.68 x 2.21)

Bedroom Three

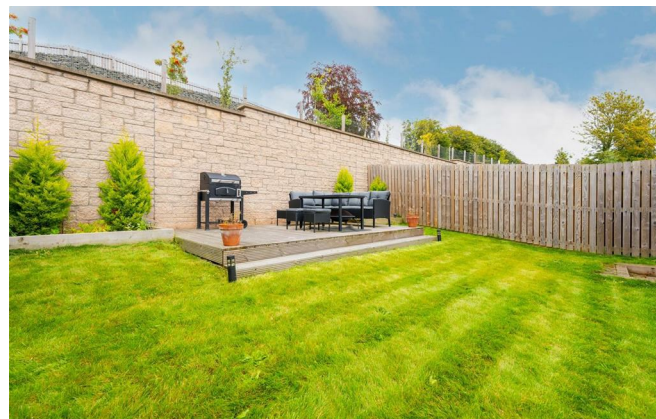
7'2" x 10'10" (2.20 x 3.31)

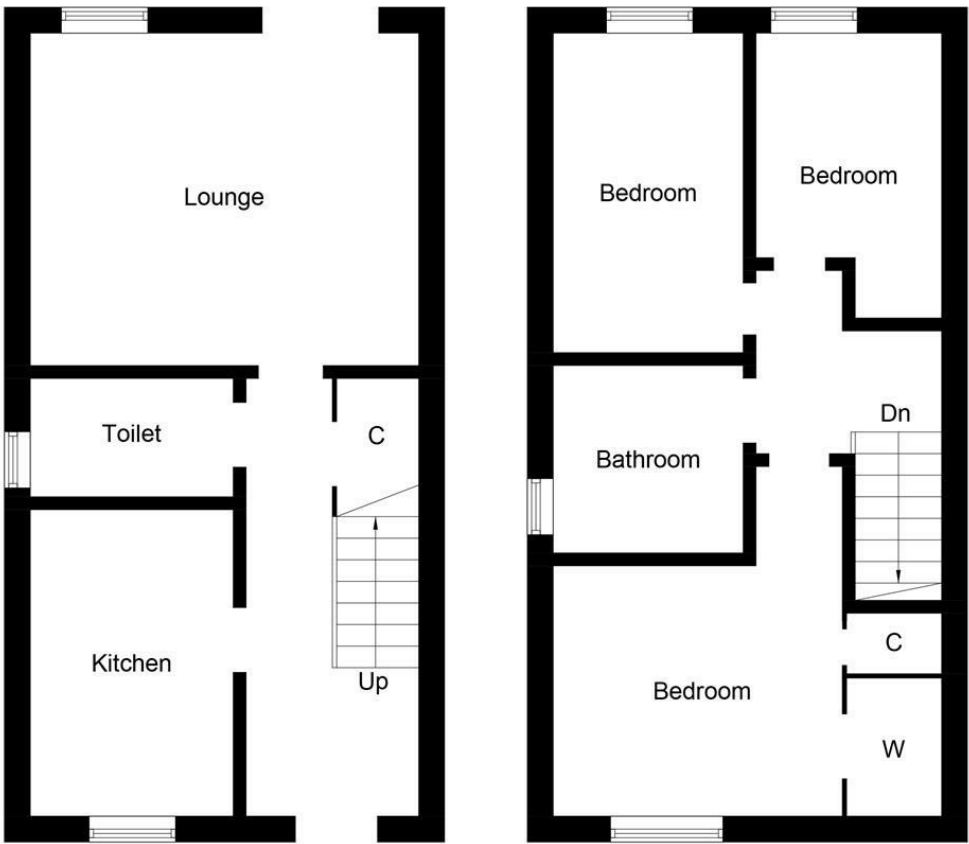
Bathroom





- Semi Detached House
- Bright & Spacious Lounge
- Three Generous Bedrooms
- Gas Central Heating & Double Glazing
- Stylish Fitted Kitchen
- Private Driveway





Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123851)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(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		
(81-91) B	87	89
(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		