

Simple Approach



**21 Auld House Wynd, Perth
PH1 1RG**

Offers over £347,950

Simple Approach are pleased to welcome this well presented bungalow on Auld House Wynd to the Perthshire residential market. Set within a highly desirable location of the Western Edge, this superb family home is ideally placed to take advantage of all local amenities found in the nearby area. This property offers spacious accommodation set across one accessible floor, comprising of; a bright and spacious lounge, an open plan kitchen / diner, a separate dining room, useful utility room, four generous bedrooms with a master ensuite and a further family bathroom. Practical attributes include gas central heating and double glazing. Externally the property is set on an impressive plot with a beautifully maintained garden, large private driveway and a double garage. Viewing is absolutely essential to appreciate the excellent amount of space as well as the location that this family home offers.

Lounge

17'5" x 14'1" (5.33 x 4.30)

Kitchen

14'6" x 9'3" (4.42 x 2.83)

Utility Room

6'5" x 5'2" (1.98 x 1.58)

Dining Room

11'2" x 11'11" (3.42 x 3.65)

Family Room

18'8" x 8'7" (5.69 x 2.63)

WC

4'3" x 5'2" (1.32 x 1.58)

Master Bedroom

10'11" x 11'9" (3.34 x 3.60)

Master En suite

6'9" x 4'11" (2.08 x 1.51)

Bedroom Two

10'5" x 9'2" (3.20 x 2.80)

Bedroom Three

10'11" x 7'10" (3.33 x 2.40)

Bedroom Four

9'6" x 7'2" (2.90 x 2.20)

Bedroom Five

11'1" x 12'1" (3.40 x 3.69)

Family Bathroom

7'5" x 7'9" (2.28 x 2.38)





- Detached Bungalow
- Dining Room
- Highly Sought After Location
- Four Generous Bedrooms (Master Ensuite)
- Gas Central Heating & Double Glazing
- Well Manicured Garden
- Bright & Spacious Lounge
- Large Private Driveway & Double Garage



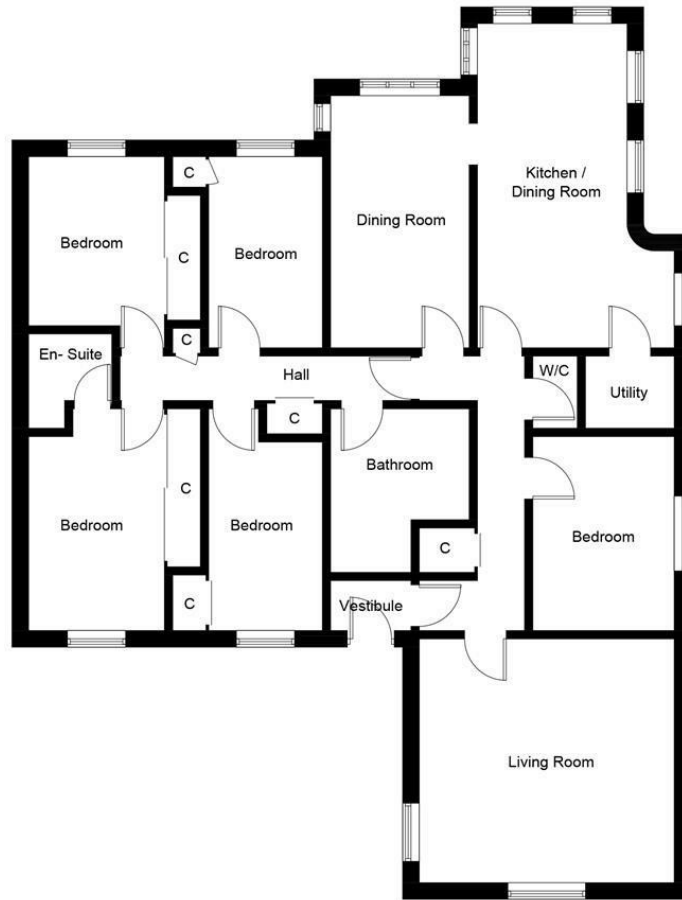
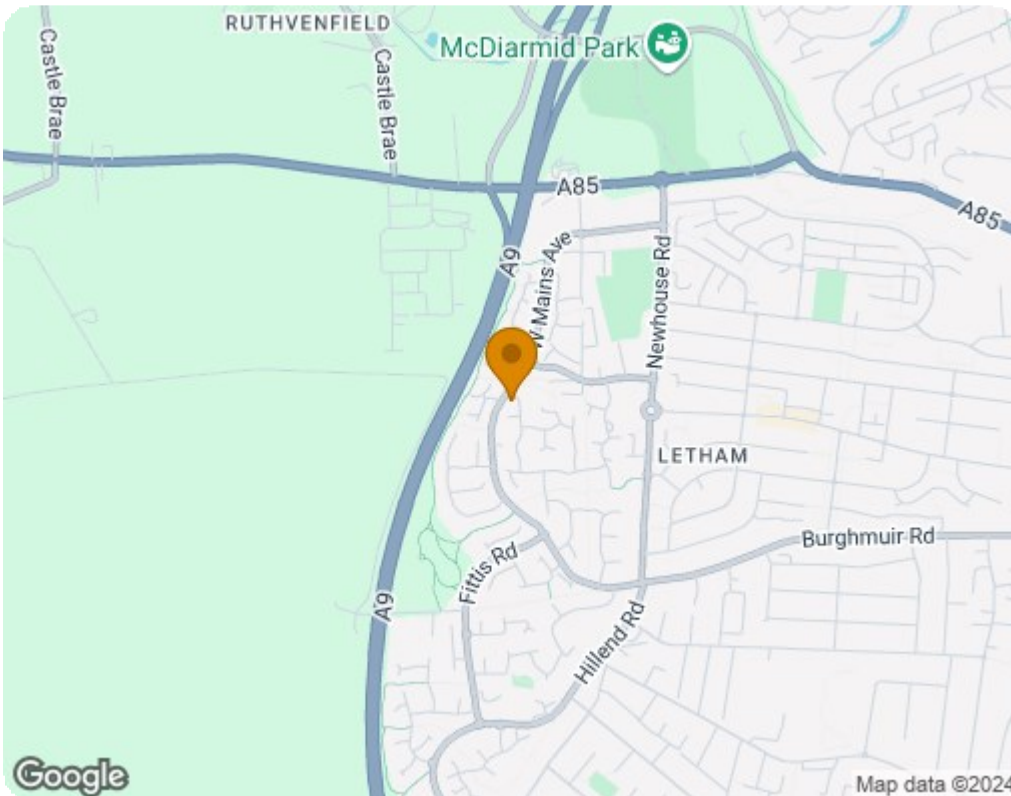


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1129823)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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		78
(69-80) C	63	
(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		