

Simple Approach



**3 Bridge Road, Perth  
Perthshire PH1 4JD**

**Offers over £185,000**

Simple Approach are pleased to welcome this beautifully presented, mid terraced bungalow on Bridge Road, Caputh to the residential sales market. This pristine property comes to the market in excellent move in condition throughout and offers spacious accommodation set across one accessible floor. Bridge Road comprises; a bright and spacious lounge with a feature wood burning stove, a contemporary fitted kitchen, two generous bedrooms and a chic shower room. Externally the property enjoys on street parking to the front and a well manicured private rear garden with recently installed summer house. This property is the ideal purchase for any first time buyer, couple or small family seeking a peaceful location within a highly sought after area. Viewing is essential to appreciate the excellent property on offer.

**Lounge**

16'7" x 13'10" (5.08 x 4.22)

**Kitchen**

10'8" x 7'6" (3.27 x 2.31)

**Bedroom One**

13'5" x 9'11" (4.09 x 3.03)

**Bedroom Two**

10'11" x 7'8" (3.33 x 2.35)

**Shower Room**

7'8" x 6'1" (2.35 x 1.87)

**Office Area**

15'7" x 7'6" (4.76 x 2.29)





- Mid Terraced Bungalow With Two Generous Bedrooms
- Bright & Spacious Lounge
- Well Maintained Garden To Front & Rear
- Summer House Included
- South West Facing Rear Garden
- Wood Burning Stove Feature
- Tranquil Location
- Pristine Move In Condition
- On Street Parking
- Recently Installed New Electric Heating

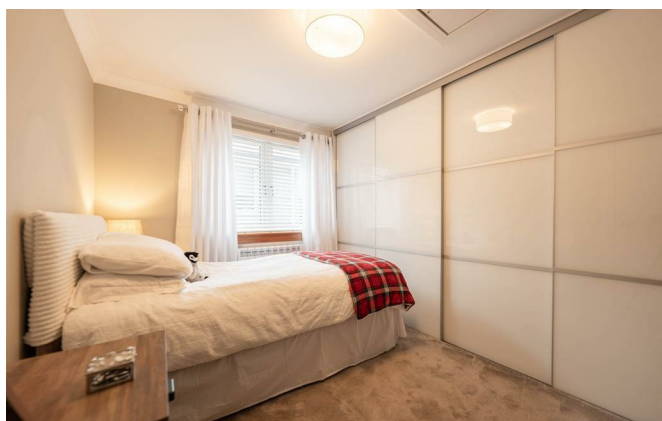
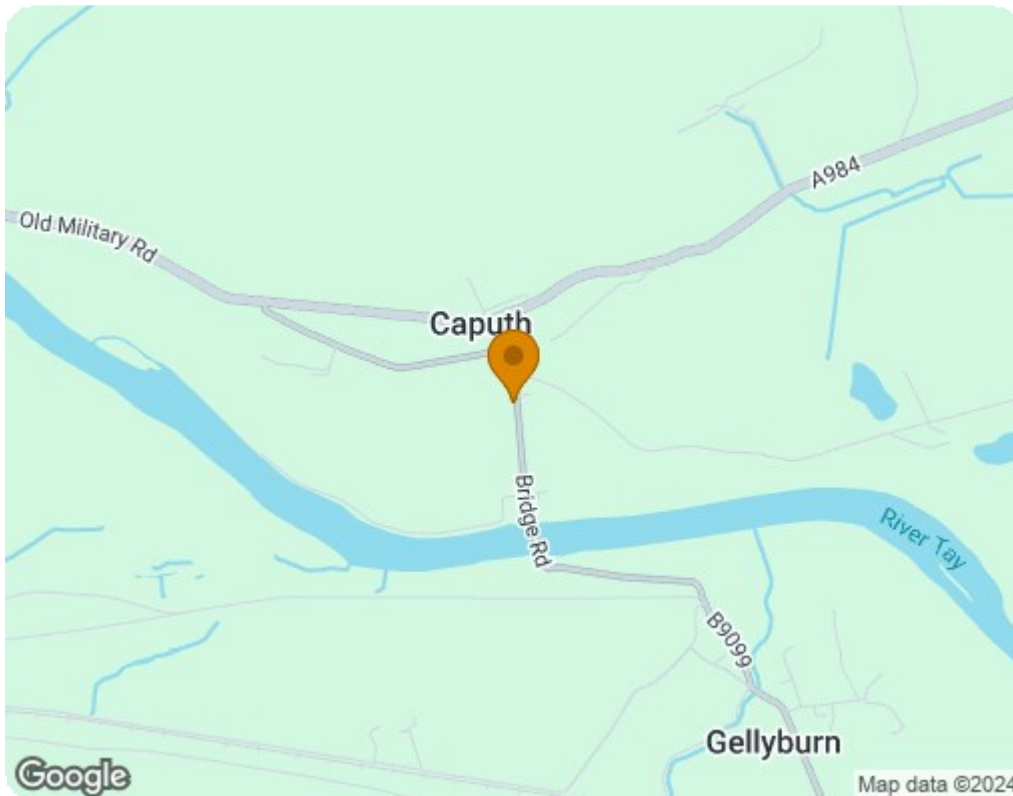




Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1131904)



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	51
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	72
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	