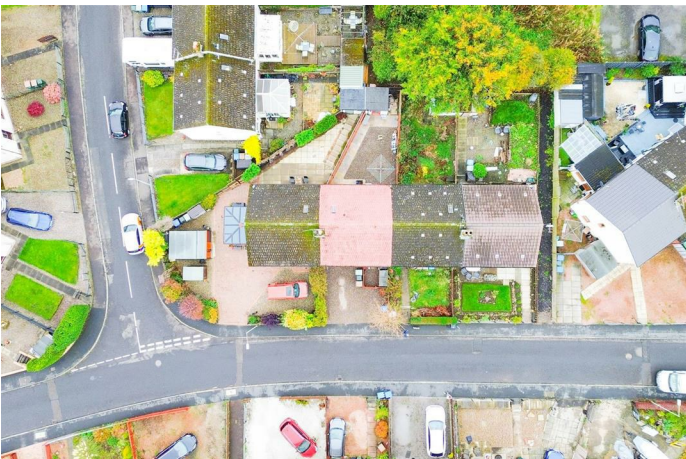


Simple Approach



**19 Lumsden Crescent, Perth
PH1 3LG**

Offers over £157,950

Simple Approach are delighted to welcome this well presented mid-terraced house on Lumsden Crescent to the Perthshire residential sales market. Set in the heart of the ever desirable Perthshire village of Almondbank this idyllic family home comes to the market in great condition throughout having been well maintained by the present owner throughout. Comprising; a bright and spacious lounge, a sizeable kitchen with ample counter space, three bedrooms and a family bathroom. This lovely home offers spacious accommodation set across two floors lending all the living space required by any growing family. This property is in good move-in condition throughout, boasting sought-after features such as gas central heating, double glazing, a private driveway to the front and a good-sized family garden to the rear. Viewing is absolutely essential to appreciate the overall space and excellent home on offer here at Lumsden Crescent, Almondbank.

Lounge

12'11" x 13'2" (3.94 x 4.02)

Kitchen

10'11" x 14'0" (3.35 x 4.29)

Downstairs Bathroom

6'4" x 7'4" (1.94 x 2.26)

Bedroom One

8'10" x 17'6" (2.70 x 5.34)

Bedroom Two

12'0" x 9'5" (3.67 x 2.88)

Bedroom Three

11'10" x 11'1" (3.62 x 3.39)






- Mid Terraced House
- Three Bedrooms
- Bright & Spacious Lounge
- Sizeable Kitchen
- Private Rear Garden
- Private Driveway





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland		EU Directive 2002/91/EC 