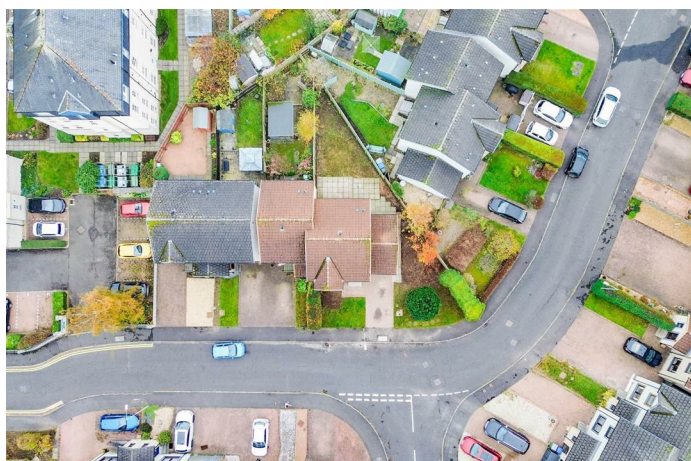


Simple Approach



Estate Agents



**61 South Inch Park, Perth
PH2 8BU**

Offers over £208,500

Simple Approach are please to welcome this well presented, semi detached house on South Inch Park to the Perthshire residential sales market. Enjoying an excellent location within walking distance to all local amenities found nearby, this lovely home lends itself to a wide range of buyers. This property offers spacious accommodation set across two floors, comprising of a welcoming entrance hallway, bright front facing lounge with ample space for dining, a sizeable kitchen with a door accessing the garage, three bedrooms and a bathroom with shower over bath facility. South Inch Park enjoys many sought after modern comforts such as gas central heating, double glazing, a fully enclosed private rear garden and a driveway. This gorgeous home is the perfect purchase for any first time buyer or a small family looking for a well located home in great move in condition. Viewing is absolutely essential to appreciate the overall space on offer.

Lounge / Dining

11'8" x 24'5" (3.58 x 7.46)

Kitchen

7'11" x 9'1" (2.43 x 2.77)

Bedroom One

15'1" x 9'1" (4.61 x 2.77)

Bedroom Two

9'3" x 11'5" (2.84 x 3.49)

Bedroom Three

8'11" x 8'7" (2.73 x 2.63)

Bathroom

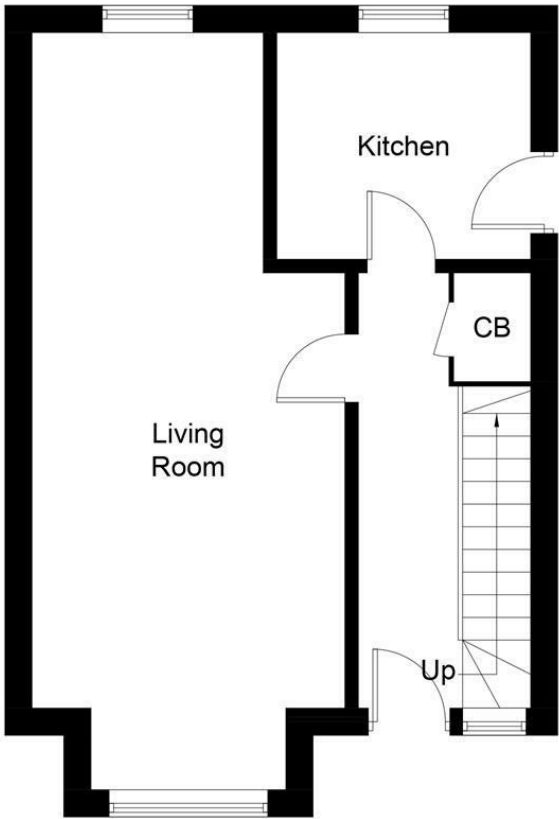
5'4" x 6'9" (1.65 x 2.07)



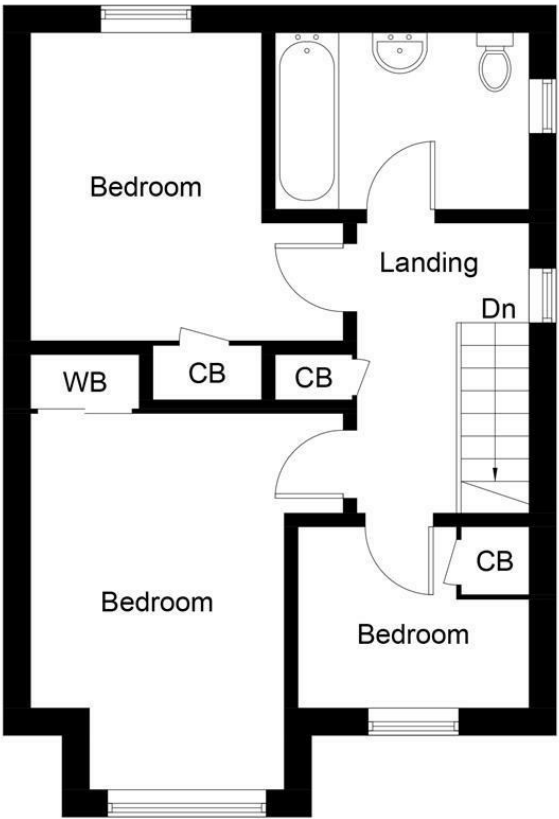


- Semi Detached house
- Sizeable Kitchen
- Sought After Area
- Three Generous Bedrooms
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Bright & Spacious Lounge
- Private Driveway & Garage



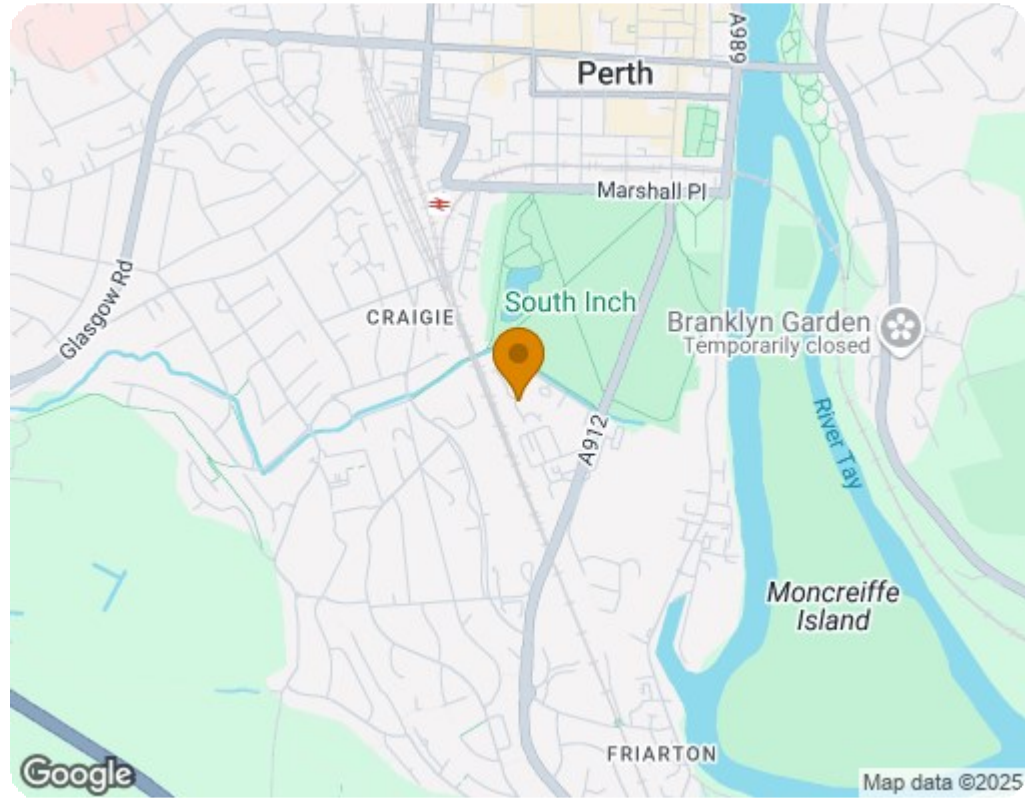


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1143956)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	73	
(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		84
(81-91) B	71	
(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		