

Simple Approach



**4 Bell Gardens, Perth
PH2 0TD**

Offers over £269,000

Simple Approach are pleased to welcome this very well presented, detached house on Bell Gardens to the Perthshire residential sales market. Set in the heart of the modern development of Cherrybank this pristine property offers stylish interior throughout having been kept to a high standard by the current owners. Comprising; an entrance hallway, a bright and spacious lounge, useful utility room, modern fitted kitchen with ample space for dining, five generous bedrooms with a master ensuite and a further bathroom completes the interior of this lovely home. This property offers spacious accommodation set across two floors and would be the ideal purchase for any first time buyer, a growing family or couple seeking a well located home in excellent move in condition throughout. Bell Gardens enjoys sought-after features such as gas central heating, double glazing, a private driveway and a well-maintained garden to the rear. Viewing is essential to appreciate the overall excellent home on offer.

Lounge

10'7" x 16'6" (3.25 x 5.05)

Kitchen

9'4" x 16'6" (2.86 x 5.04)

Utility Room

6'2" x 6'3" (1.90 x 1.91)

Downstairs WC

3'11" x 6'2" (1.20 x 1.89)

Bedroom Five (Downstairs)

8'3" x 15'8" (2.53 x 4.80)

Master Bedroom

9'0" x 10'7" (2.76 x 3.25)

Ensuite Shower Room

5'9" x 6'1" (1.77 x 1.86)

Bedroom Two

8'6" x 11'0" (2.60 x 3.37)

Bedroom Three

8'3" x 8'1" (2.53 x 2.48)

Bedroom Four

8'5" x 9'4" (2.59 x 2.86)

Family Bathroom

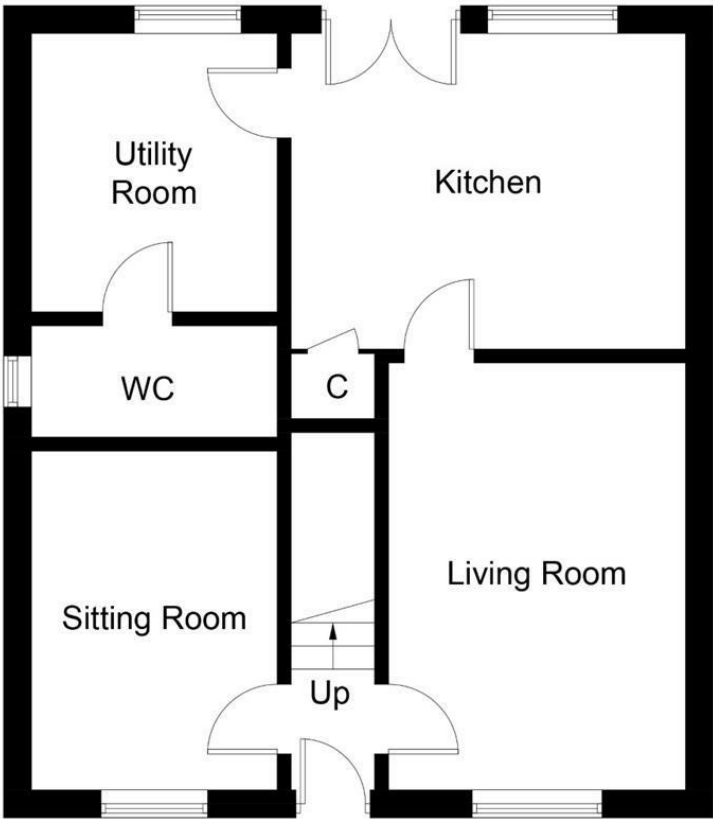
8'2" x 5'10" (2.51 x 1.79)



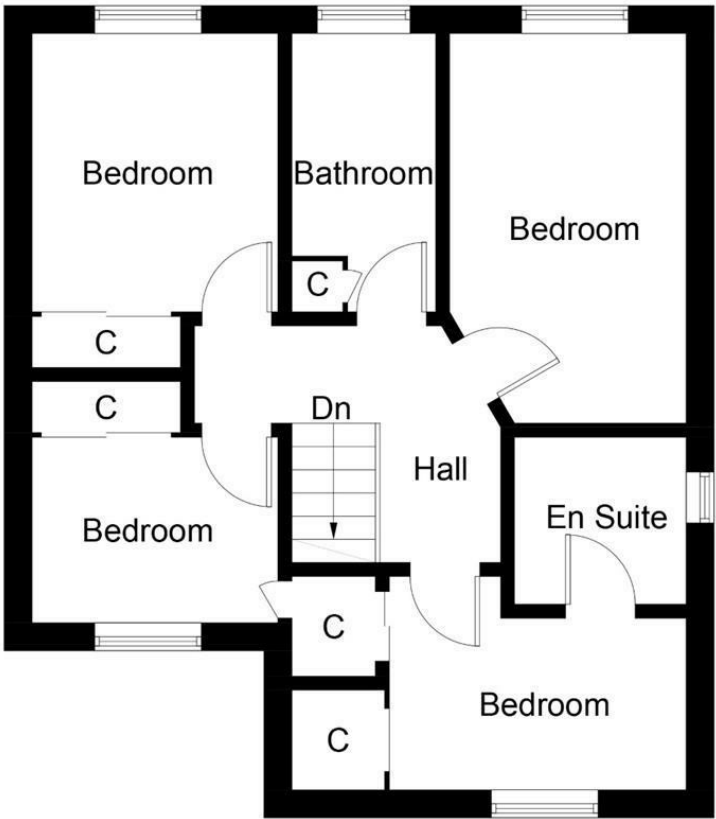


- Detached House
- Bright & Spacious Lounge
- Private Driveway
- Four Generous Bedrooms
- Sitting Room
- Fully Enclosed Private Rear Garden
- Master Ensuite
- Modern Fitted Kitchen



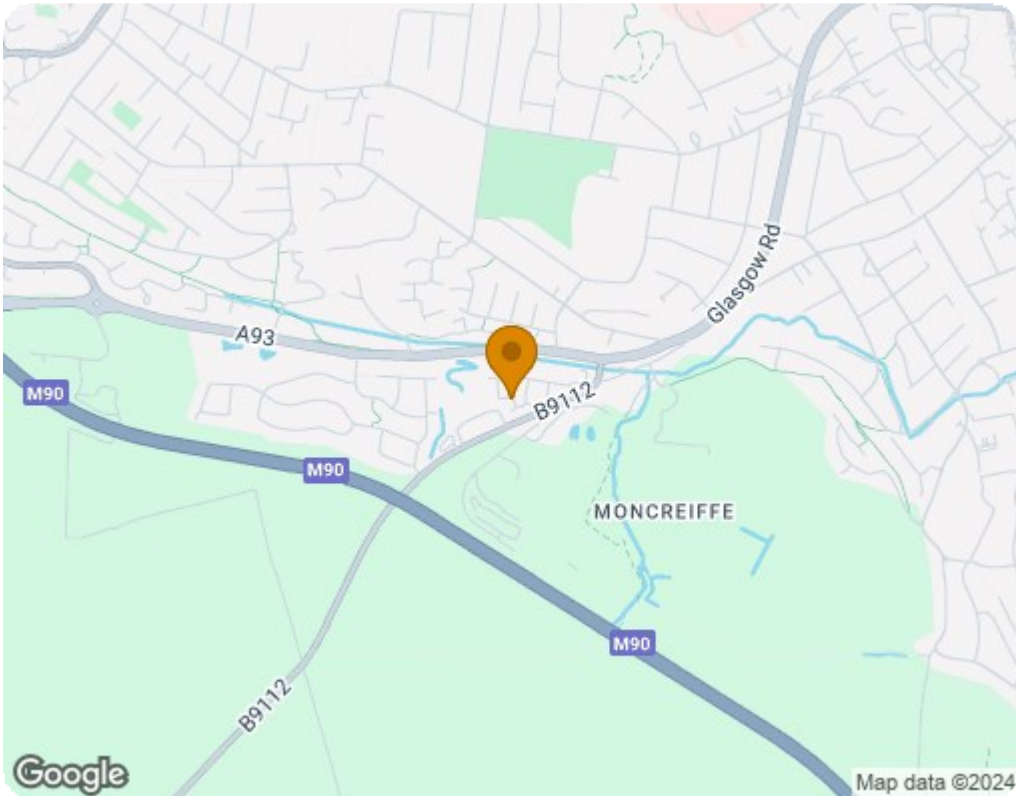


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1152653)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	81	
(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		90
(81-91) B	81	
(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		