

Simple Approach



**22 Edinburgh Road, Perth
PH2 8BX**

Offers over £297,950

Simple Approach are delighted to welcome this beautifully presented period family home on Edinburgh Road to the residential sales market. Set in the ever desirable area of Craigie this stunning property comes to the market in move-in condition throughout, boasting generous accommodation for the whole family across two floors. The present owners have taken great care to maintain the property to a very high standard comprising; a spacious lounge with feature woodburning stove, a sizable dining room/ additional family room then onto a newly fitted, modern kitchen with built in appliances making this the ideal entertainment space. The upper floor consists of the master bedroom overlooking the front of the property, a further double bedroom with ample space for freestanding storage a single bedroom and a family bathroom with seperate shower and bath facility. To the rear there is a well maintained large private south facing garden which has been beautifully maintained with a decked area and stone pizza oven. Edinburgh Road also enjoys a private driveway to provide off-street parking. This attractive home boasts original features such as high ceilings with cornicing, large bay windows and fireplaces, ideal for those with an appreciation for the period charm in a superb condition property- which only a viewing will confirm to the purchaser.

Lounge

13'6" x 12'9" (4.14 x 3.89)

Dining Room / Snug

12'9" x 14'1" (3.90 x 4.31)

Kitchen

7'10" x 11'10" (2.39 x 3.63)

Shed

7'8" x 11'5" (2.35 x 3.48)

Bedroom One

13'4" x 11'7" (4.08 x 3.55)

Bedroom Two

11'11" x 7'4" (3.64 x 2.26)

Bedroom Three

9'2" x 9'3" (2.80 x 2.84)

Bathroom

4'6" x 8'8" (1.38 x 2.66)





- Allocated Parking With Private Access Via Nursery Terrace
- Shed With Electric, Decking and Stone Pizza Oven
- Woodburning Stoves
- Traditional Features Throughout
- Three Bedrooms
- Recently Upgraded Kitchen, Bathroom and Boiler
- Well Maintained Sizeable Garden
- Close To All Local Amenities

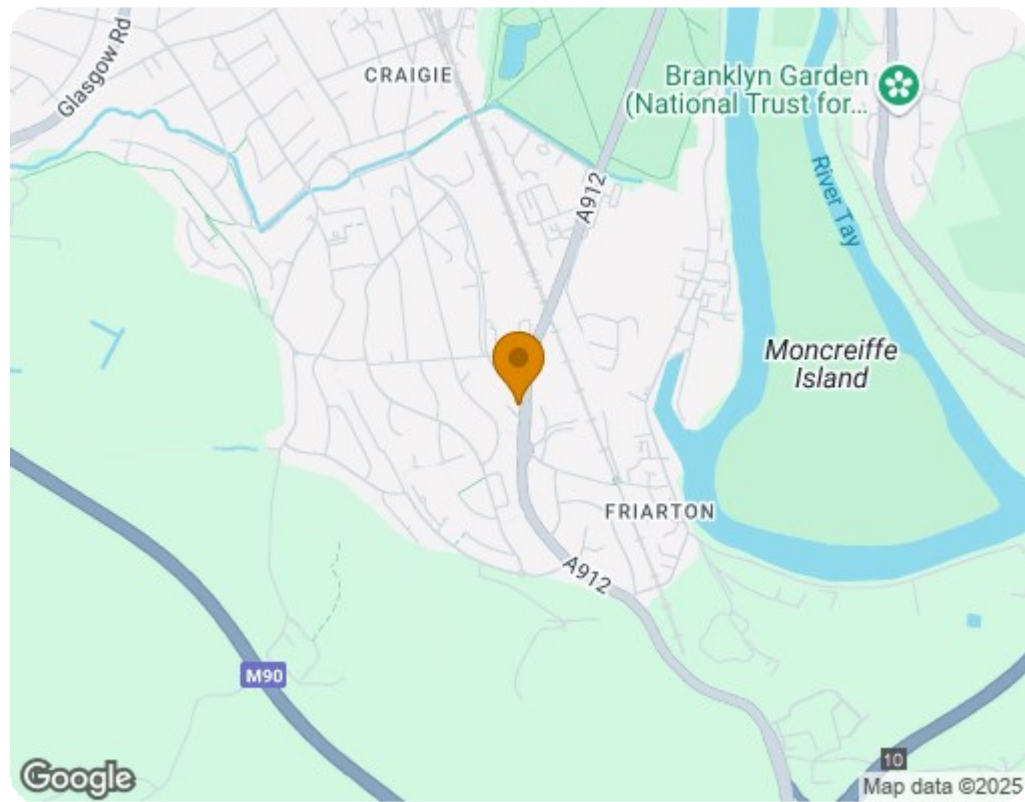




Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1188596)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Scotland		EU Directive 2002/91/EC