

Simple Approach



Estate Agents



15 Carnegie Court, Perth

PH1 5FB

Offers over £208,950

Simple Approach are delighted to welcome to the market this spacious and well-maintained three-bedroom end-terraced property, perfectly situated in the popular residential area of Carnegie Court, Perth. This attractive home offers modern, family-friendly living with a generous layout, and excellent outdoor space – ideal for a wide range of buyers.

Internally, the property boasts a bright and welcoming lounge, to the rear, an open-plan kitchen and dining area creates a sociable hub for everyday living, with ample workspace, stylish cabinetry, and a back door to the private garden. A convenient ground floor WC adds further practicality. Upstairs, you'll find three well-proportioned bedrooms, offering flexible accommodation for families, guests, or those working from home. The home is completed with a fresh white family bathroom.

Further benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round. Externally, the property enjoys a private driveway to the front, and a beautifully maintained rear garden. Located in a quiet, family-friendly cul-de-sac with excellent transport links, schools, and local amenities nearby, this property represents a superb opportunity to secure a stylish and comfortable home in a convenient Perth location.

Lounge

12'5" x 16'8" (3.81 x 5.09)

6'10" x 6'2" (2.09 x 1.88)

Open-plan Kitchen with Dining Area

15'10" x 9'7" (4.83 x 2.94)

Downstairs WC

3'4" x 5'5" (1.04 x 1.67)

Bedroom One

8'7" x 14'1" (2.64 x 4.31)

Bedroom Two

11'8" x 8'6" (3.58 x 2.61)

Bedroom Three

8'5" x 7'3" (2.57 x 2.22)

Family Bathroom





- Three Bedroom House
- Bright & Spacious Lounge
- Fully Enclosed Rear Garden
- Well Presented Throughout
- Gas Central Heating & Double Glazing
- Highly Sought After Location
- Open Plan Kitchen / Dining Area
- Private Driveway



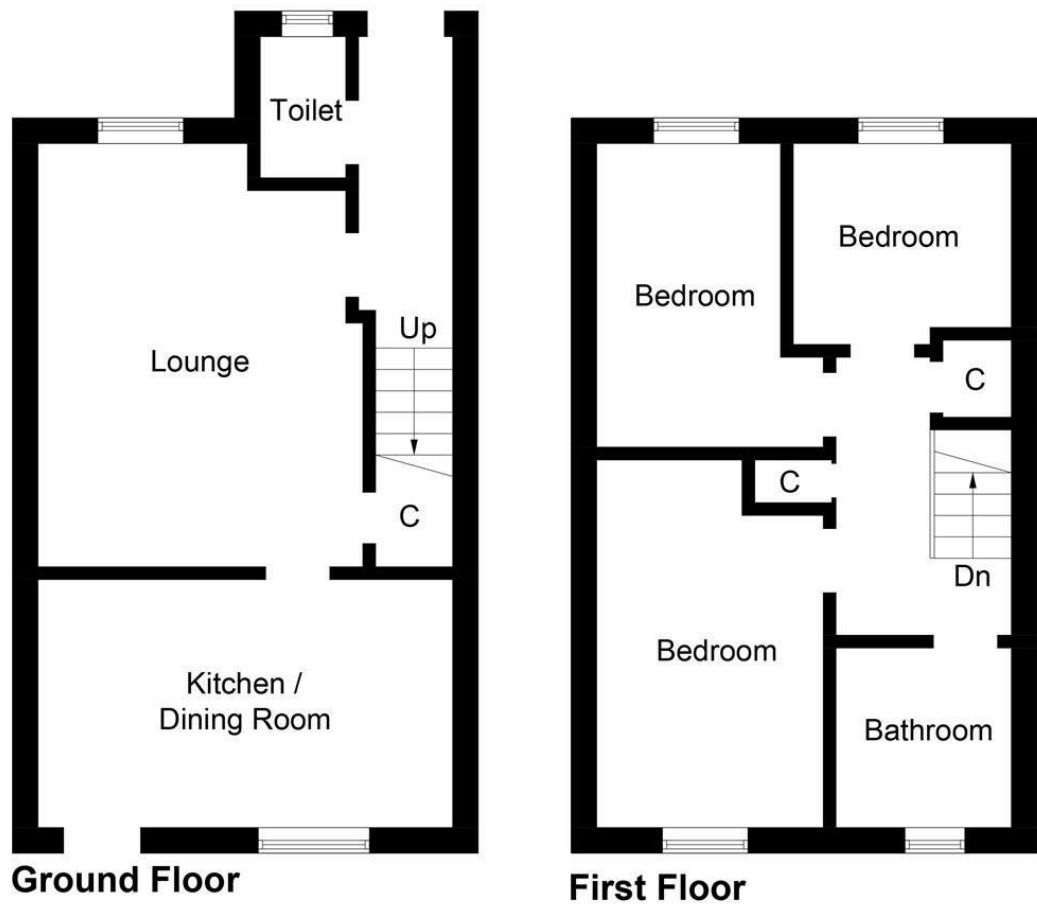
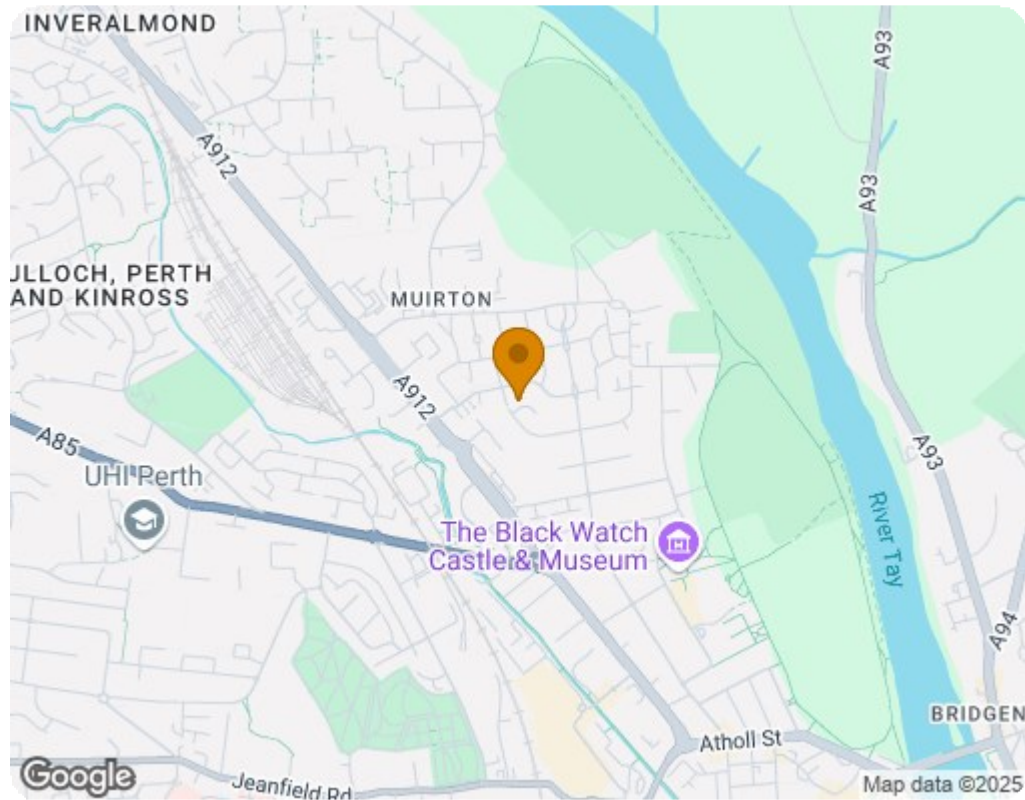


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1209785)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	76	
(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	75	
(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		