

Simple Approach



**2 Auld House Wynd, Perth
PH1 1RG**

Offers over £234,950

2 Auld House Wynd, Perth, PH1 1RG

Simple Approach are delighted to welcome this beautifully presented semi-detached bungalow in the ever desirable area of the Western Edge of Perth to the residential market. Auld House Wynd is ideally placed for those looking to be within easy reach of amenities found nearby on West Mains Avenue and in the City Centre set just minutes away via a very regular bus route, all without compromising the benefits of a peaceful cul-de-sac spot perfect for families and those seeking the quiet life. This property comes to the market in excellent condition, having been decorated in modern and neutral tones throughout. Comprising; a bright and spacious lounge with large picture window to the front, through to a fitted kitchen, two double bedrooms, conservatory and a large family bathroom with shower over bath facility. This fabulous property offers all the living space required by a small family and is the perfect purchase for any buyer seeking modern and easy living across one accessible floor, which only viewing will confirm.

Lounge

12'5" x 13'10" (3.79 x 4.22)

Kitchen

9'5" x 9'9" (2.89 x 2.99)

Front Porch - Dining Area

8'6" x 9'8" (2.60 x 2.95)

Bedroom One

9'0" x 9'5" (2.76 x 2.89)

Bedroom Two

8'10" x 7'7" (2.70 x 2.33)

Bathroom

5'4" x 6'10" (1.64 x 2.10)

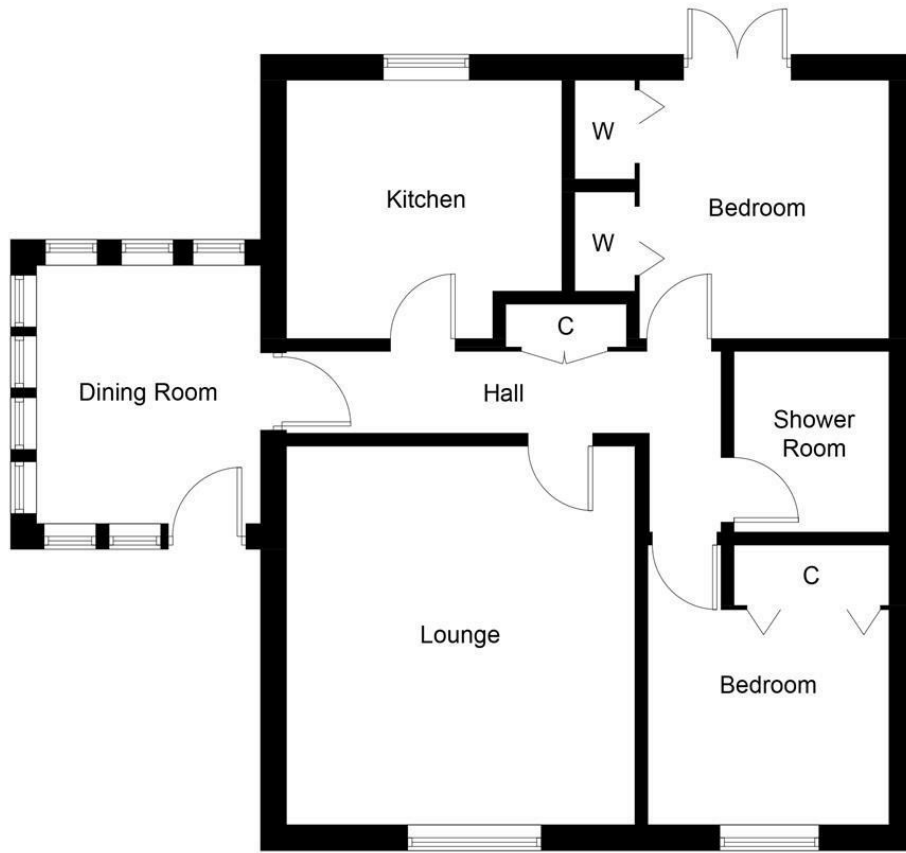


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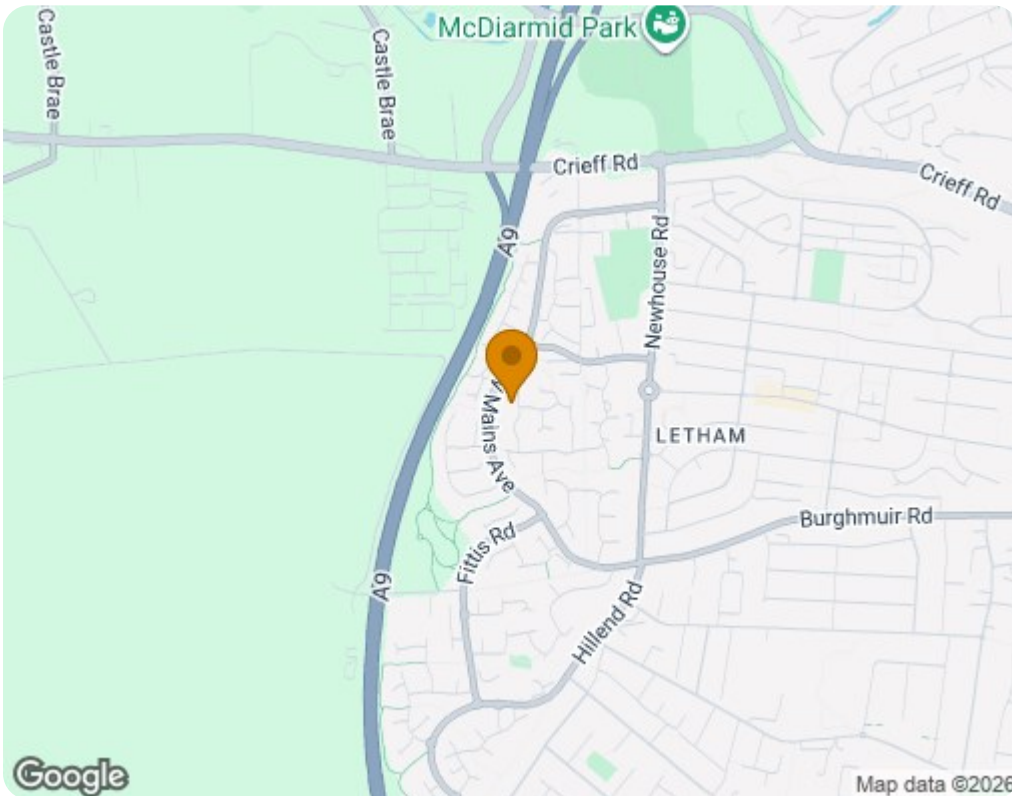
- Semi Detached Bungalow
- Neutral Tones Throughout
- Highly Sought After Location
- Two Double Bedrooms With Fitted Storage
- Gas Central Heating And Double Glazing
- Easily Maintained Garden, Private Driveway and Garage
- Move-In Condition





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304440)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	70	73
(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		