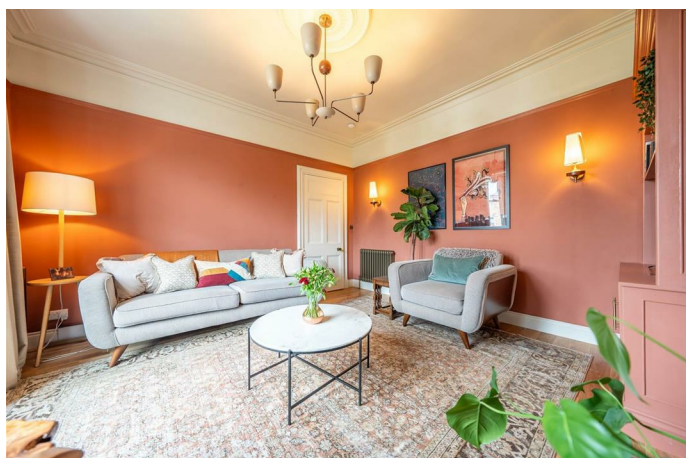
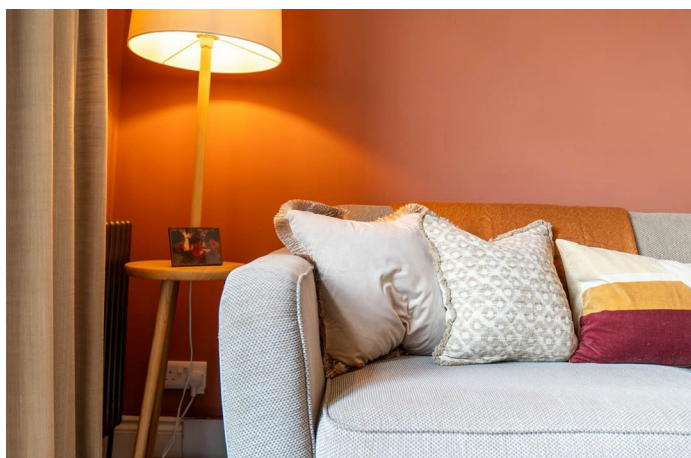


Simple Approach



11 Clyde Place, Perth
PH2 0EZ

Offers over £278,950

Nestled in the desirable Clyde Place, Perth, this immaculate house is a true gem, designed with a keen eye for detail by a professional interior designer. The property boasts a bright and inviting modern kitchen/diner that seamlessly flows into a spacious lounge, perfect for both relaxation and entertaining. With two generous double rooms, Additionally, a study room and a box room provide versatile options for work or storage.

The house features one bathroom & a W/C, ensuring convenience for all occupants. Gas central heating throughout guarantees warmth and comfort during the colder months. Outside, the property is complemented by a private and spacious driveway, offering ample parking, as well as a lovely rear garden, ideal for outdoor activities or simply enjoying the fresh air.

Situated in a highly sought-after location, this home is conveniently close to local amenities and excellent transport links, making it an ideal choice for those seeking both comfort and accessibility. This property is truly move-in ready, offering a perfect blend of style, space, and practicality. Don't miss the opportunity to make this stunning house your new home.

Lounge

13'0" x 13'5" (3.98 x 4.10)

Downstairs WC

2'10" x 6'0" (0.87 x 1.84)

Kitchen + Dining Area

13'5" x 24'1" (4.09 x 7.35)

Conservatory

14'10" x 9'5" (4.54 x 2.89)

Coat Room

6'5" x 4'3" (1.98 x 1.30)

Bathroom

6'2" x 8'11" (1.90 x 2.72)

Bedroom One

13'0" x 13'6" (3.98 x 4.12)

Dressing Room

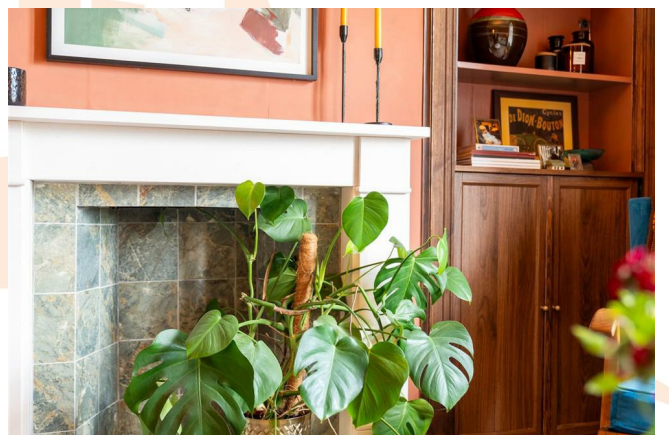
6'6" x 9'9" (2.00 x 2.98)

Bedroom Two

13'6" x 9'0" (4.13 x 2.76)

Bedroom Three

9'8" x 7'3" (2.97 x 2.21)





- Interior Designer Finished
- Gas Central Heating & Double Glazing
- Spacious Private Driveway & Rear Garden
- Think this might be the property for you? Contact our mortgage team to discuss your options!

- Immaculate Move-In Condition
- Bright Lounge
- Highly Sought - After Location

- Modern Kitchen/Diner
- Two Double Bedrooms & Study Room
- Close To All Local Amenities & Transport Links



11 Clyde Place, Perth, PH2 0EZ

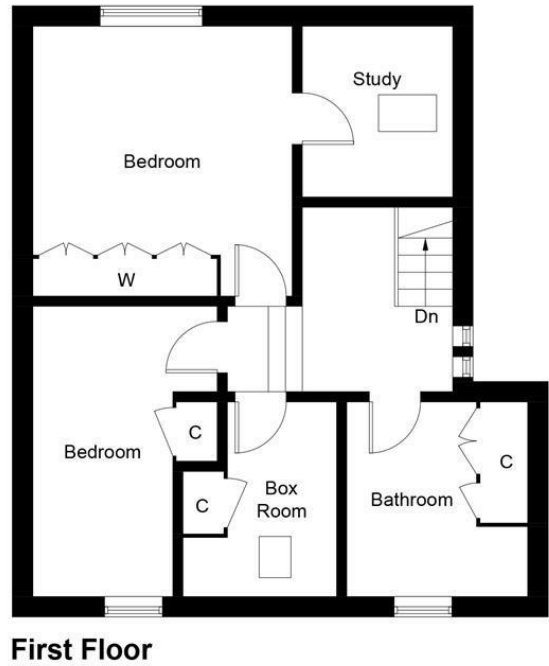
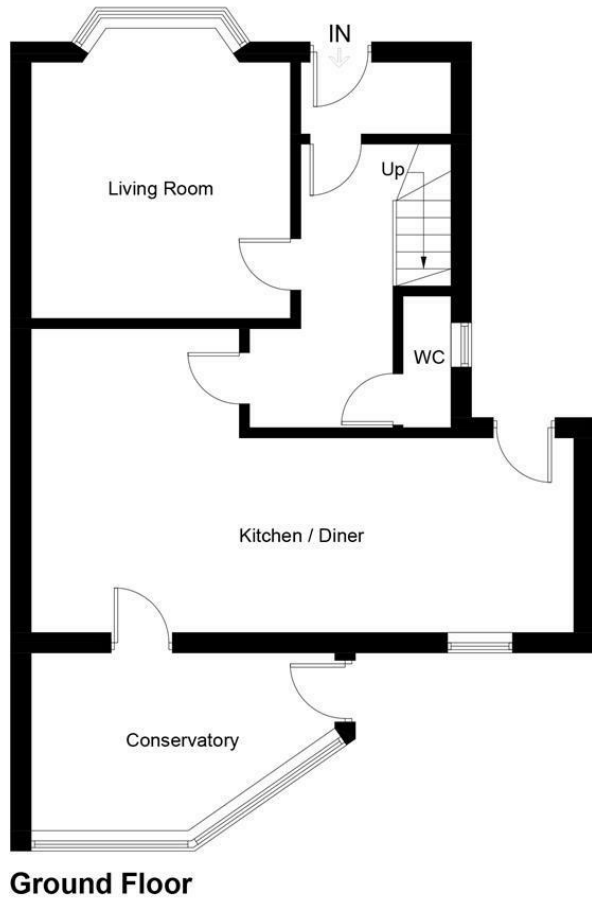
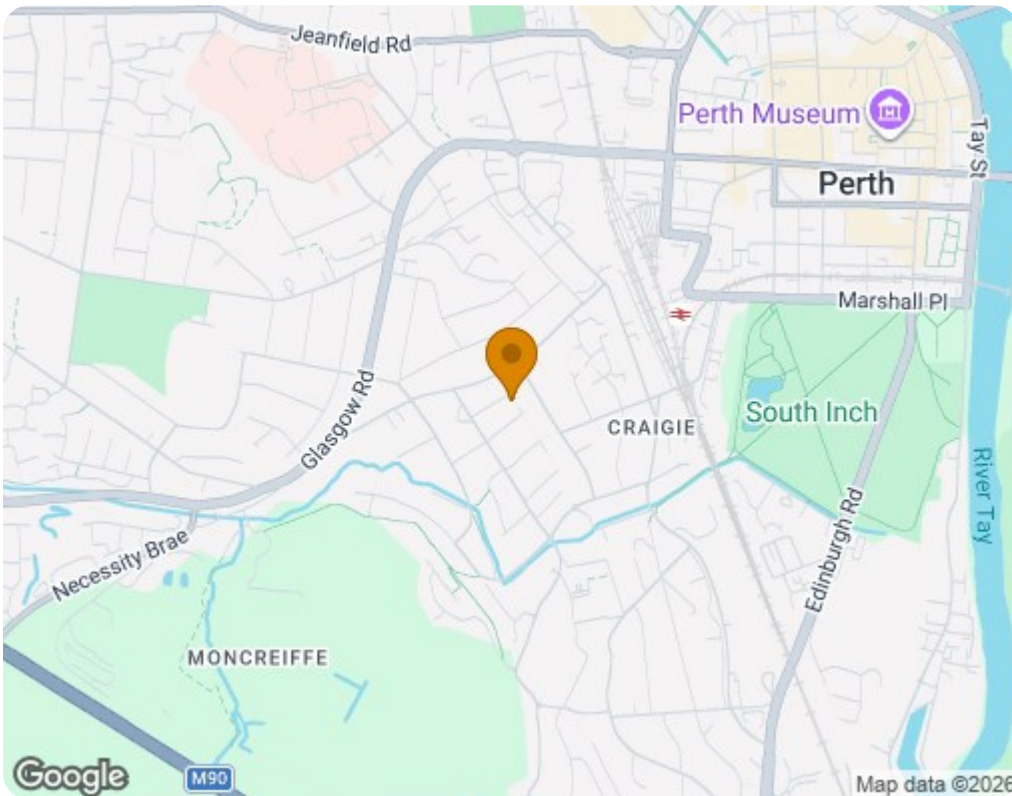


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1303685)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(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		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	