

Simple Approach



**140 Newhouse Road, Perth**  
**PH1 2JN**

**Offers over £142,950**

Simple Approach are pleased to welcome this well-presented mid-terraced house on Newhouse Road, Perth, which offers a superb blend of style, comfort, and practicality, making it an ideal home for first-time buyers, small families, or those looking to downsize. Internally, the property boasts a bright and spacious lounge filled with natural light, creating a warm and inviting atmosphere, and a sleek, modern kitchen fitted with contemporary units, and integrated appliances. Upstairs, there are two generously proportioned bedrooms, along with a shower room.

The home benefits from efficient gas central heating and double glazing throughout, ensuring year-round comfort and reduced energy costs. Externally, the property is equally impressive, with maintained gardens to both the front and rear – the rear garden providing a private, enclosed space perfect for outdoor dining or relaxation, and the front garden offering a lovely welcome to the home. With its combination of modern interiors, well-kept outdoor areas, and a convenient location close to local amenities, schools, and transport links, this property is ready to move into and enjoy immediately.

**Lounge**

16'2" x 11'5" (4.93 x 3.49)

**Entrance Hallway**

12'6" x 5'3" (3.82 x 1.62)

**Kitchen**

8'8" x 8'2" (2.65 x 2.50)

**Master Bedroom**

8'8" x 16'1" (2.66 x 4.92)

**Bedroom Two**

11'5" x 9'3" (3.49 x 2.83)

**Family Bathroom**

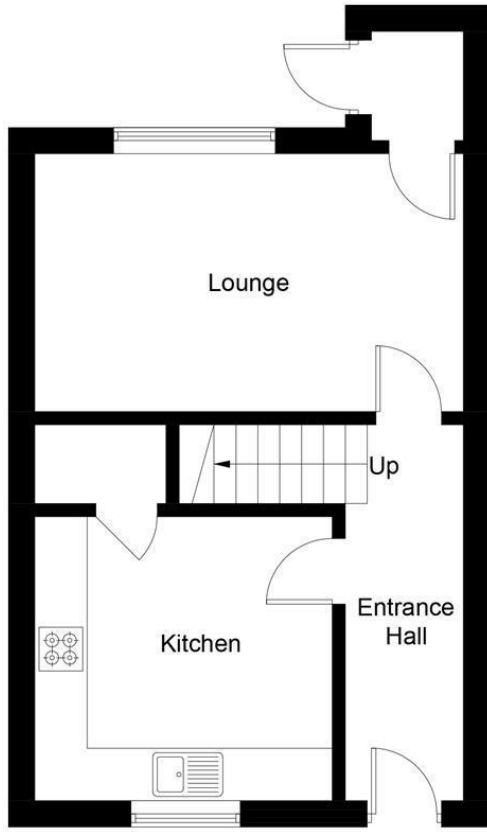
5'6" x 6'5" (1.70 x 1.97)



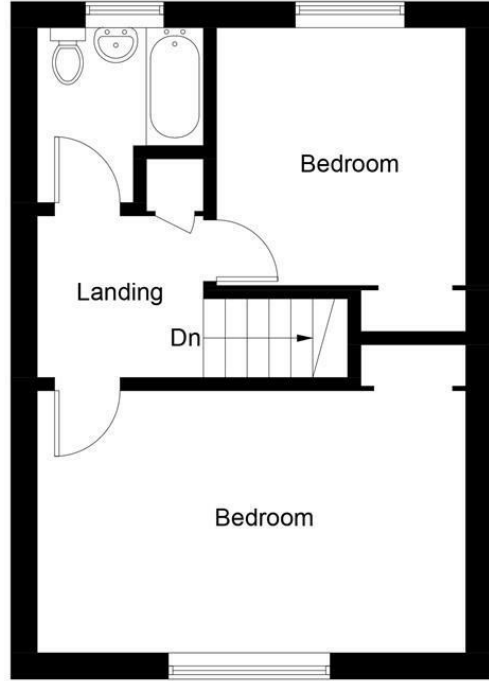


- Well Presened Two Bedroom Family Home
- Close To All Local Amenities
- Move In Condition
- Sought After Location
- Gas Centra Heating & Double Glazing
- Modern Kitchen Perfect For Young Families



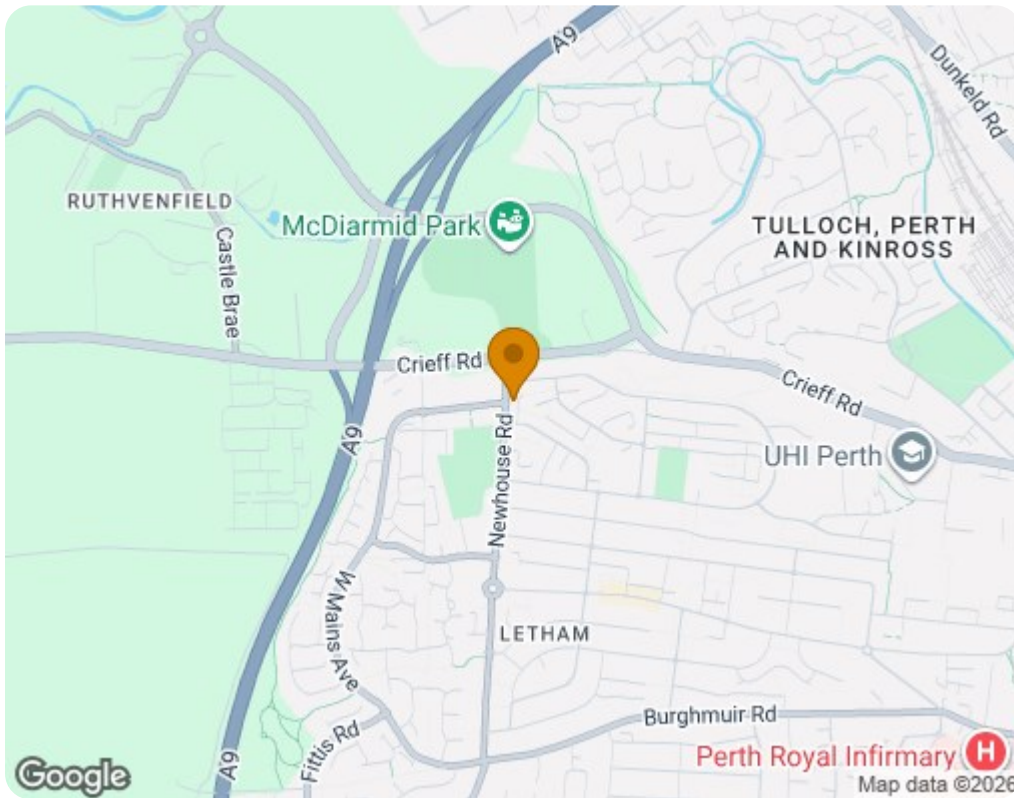


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272168)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	