

Simple Approach



Estate Agents



12 Park Place, Perth
PH2 0HB

Offers over £189,950

Simple Approach are delighted to welcome this beautifully presented semi-detached home on Park Place, Perth to the residential sales market. Situated within the highly sought-after Craigie area, this charming property offers spacious and well-maintained accommodation throughout, making it the ideal purchase for a wide range of buyers including first-time purchasers, small families and those looking to downsize without compromising on quality or comfort.

Presented in true move-in condition, the accommodation comprises a bright and welcoming front-facing lounge, the kitchen is both stylish and practical, providing ample storage and worktop space along with room for dining, creating the perfect setting for everyday family life.

Upstairs, the property boasts two generous bedrooms, both offering comfortable accommodation and excellent storage potential. A modern shower room completes the internal layout, finished to a high standard and designed for convenience.

Externally, the home enjoys a beautifully maintained private rear garden, providing a peaceful outdoor space ideal for enjoying the warmer months. To the front, a private driveway offers off-street parking and further enhances the property's appeal.

Additional benefits include gas central heating and double glazing throughout, ensuring warmth, comfort and energy efficiency all year round.

Set within the ever-popular Craigie area of Perth, Park Place enjoys easy access to a range of local amenities, reputable schooling, transport links and Perth City Centre, making this an exceptional opportunity to acquire a stunning home in a prime residential location.

Early viewing is highly recommended to appreciate the overall quality, space and excellent location on offer.

Lounge
15'9" x 10'9" (4.86 x 3.35)

Kitchen

7'1" x 15'4" (2.16 x 4.68)

Bedroom One

10'10" x 10'5" (3.32 x 3.18)

Bedroom Two

12'0" x 7'5" (3.68 x 2.28)

Shower Room

4'7" x 6'5" (1.41 x 1.96)





- Beautifully Presented Semi-Detached House
- Move-In Condition Throughout
- Gas Central Heating & Double Glazing
- Highly Sought-After Craigie Location
- Well-Manicured Private Rear Garden
- Ideal For First-Time Buyers, Downsizers Or Small Families
- Two Generous Bedrooms
- Bright Front Facing Lounge



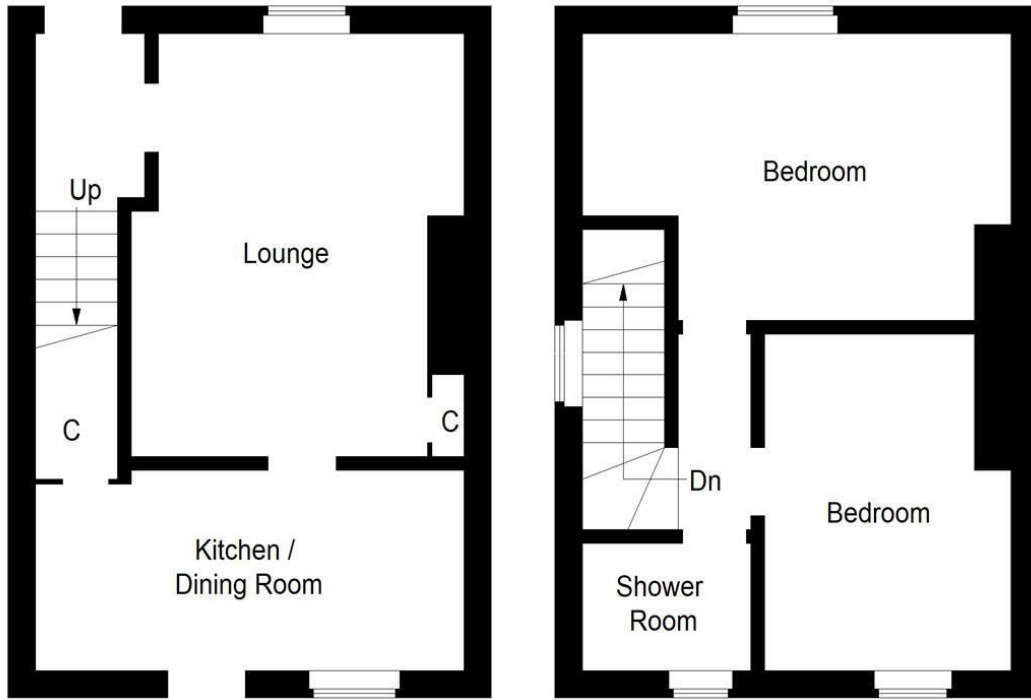
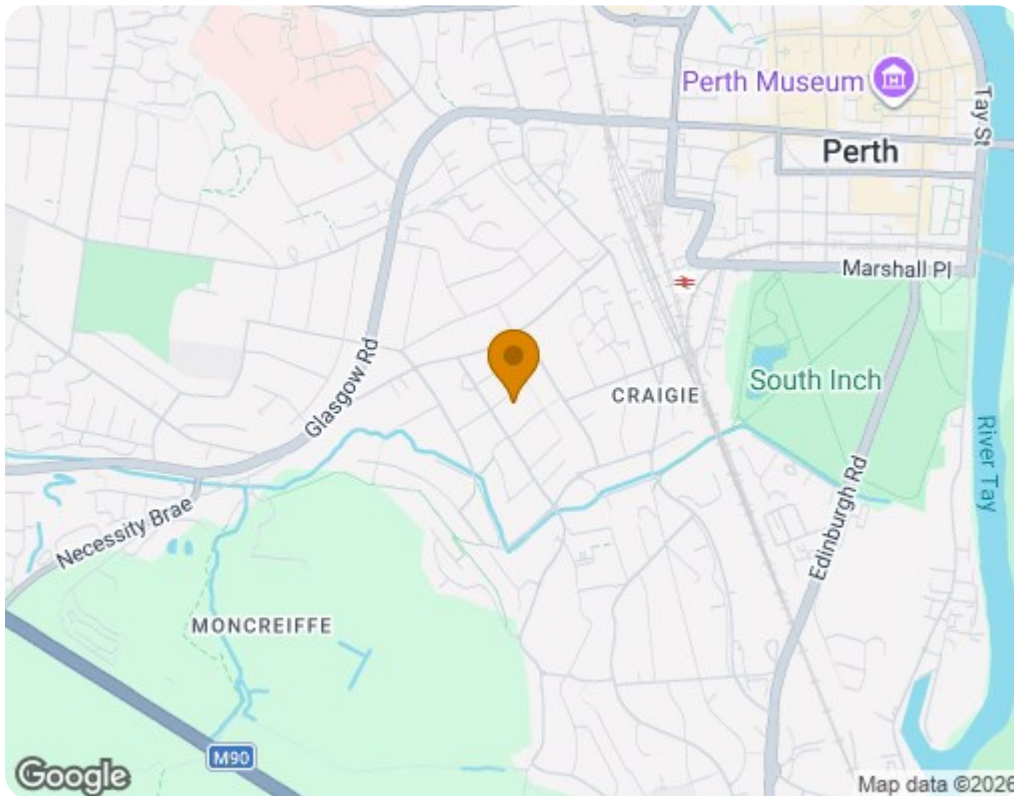


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313975)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		66	
(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
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	