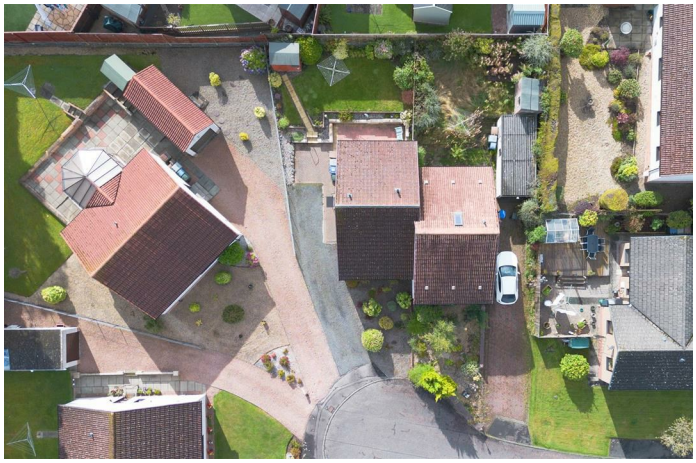
Simple Approach

Estate Agents



27 Newmiln Road, Perth

PH1 1QX

Offers over £192,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

27 Newmiln Road, Perth, PH1 1QX

This well-presented semi-detached bungalow on Newmiln Road, Perth, offers comfortable and well-maintained accommodation and is in move-in condition throughout. The property would make an ideal home for a range of buyers and benefits from a practical layout all on one level.
The accommodation comprises a bright and spacious lounge with ample space for dining, a good-sized kitchen, two well-proportioned bedrooms and a shower room. Further benefits include gas central heating and double glazing throughout.
Externally, the property boasts a private driveway providing off-street parking, along with a private rear garden offering a pleasant outdoor space to enjoy and maintain. An excellent opportunity to acquire a well-presented bungalow in a convenient Perth location.

Living Room
10'4" x 17'8" (3.17 x 5.39)

Kitchen
7'3" x 11'1" (2.21 x 3.40)

Bedroom 1
8'9" x 9'11" (2.69 x 3.04)

Bedroom 2
8'10" x 7'10" (2.70 x 2.39)

Shower Room
5'5" x 7'1" (1.66 x 2.18)

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- Semi Detached Bungalow
- Good Sized Kitchen
- Two Generous Bedrooms
- Private Rear Garden
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing

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GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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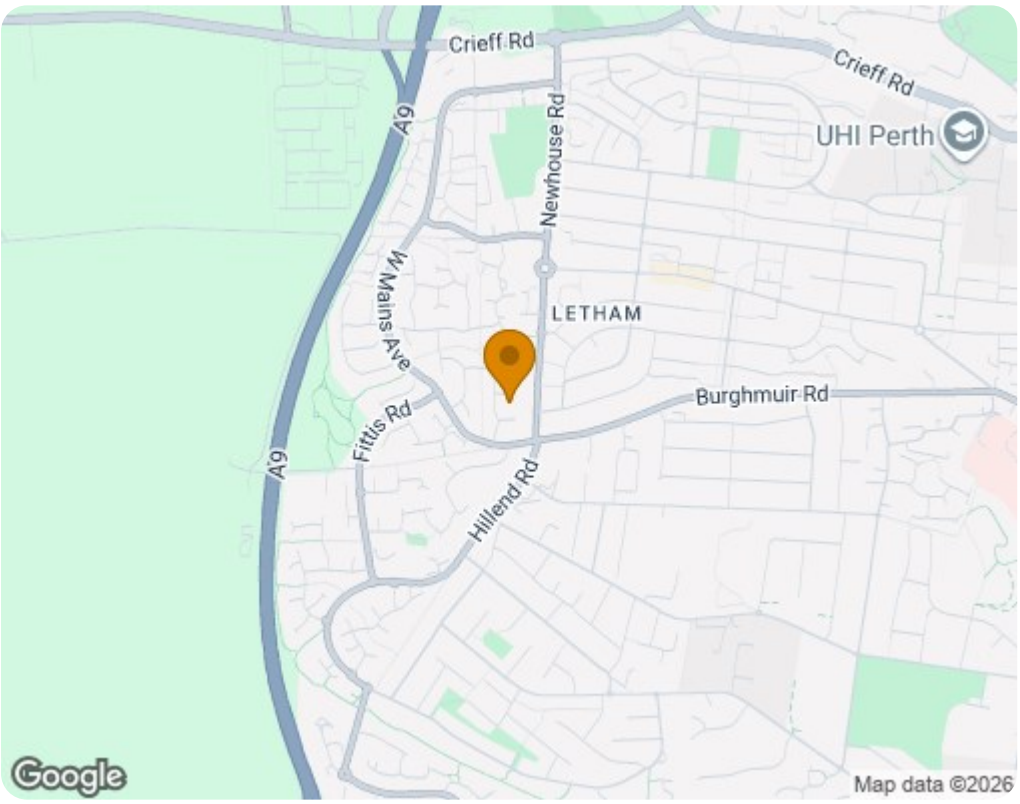

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

Scotland — EU Directive 2002/91/EC

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