

Simple Approach



Estate Agents



**2 Birchview Place, Perth
PH2 7UN**

Offers over £178,995

2 Birchview Place, Perth, PH2 7UN

Simple Approach are pleased to welcome this beautifully presented, semi detached bungalow on Birchview Place to the residential sales market. Set within the ever desirable village of Errol, this lovely property is ideally located to take advantage of all local amenities found in the village along with being just a short drive away from both Perth and Dundee city centre.

Birchview Place comes to the market in excellent move in condition throughout, offering spacious accommodation set across one accessible floor. Comprising; an entrance front porch / conservatory, a welcoming lounge with feature wood burning stove, good sized kitchen, two generous bedrooms, and a stylish bathroom. Externally the property enjoys a well manicured private rear garden, a summer house with power, private driveway and a garage. Practical attributes include full double glazing and electric heating.

This property lends itself to a wide variety of purchasers including first time buyers, couples or small families seeking a very well located home set within a highly sought after area. Viewing is essential to appreciate the overall space and excellent property on offer here at Birchview Place, Perth.

Conservatory

5'6" x 8'6" (1.68 x 2.61)

Lounge

12'5" x 12'8" (3.81 x 3.87)

Kitchen

8'5" x 8'5" (2.58 x 2.57)

Bedroom One

9'7" x 12'5" (2.93 x 3.80)

Bedroom Two

6'7" x 12'5" (2.01 x 3.79)

Bathroom

5'8" x 6'9" (1.74 x 2.06)

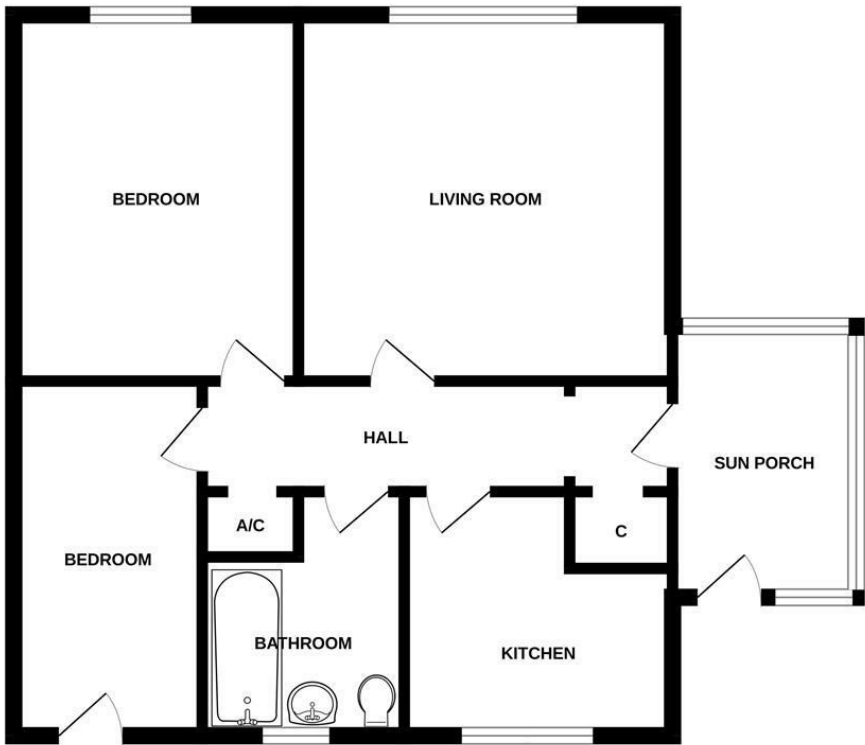




- Semi Detached Bungalow
- Bright & Spacious Lounge
- Well Manicured Rear Garden & Summer House With Power
- Beautifully Presented Throughout
- Wood Burning Stove
- Private Driveway & Garage
- Two Generous Bedrooms
- Electric Heating & Double Glazing



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		90
(81-91) B		
(69-80) C	67	
(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		74
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		