

Simple Approach



**32 Coldstream Avenue, Perth**  
**Perthshire PH1 1RZ**

**Offers over £357,950**

Simple Approach are delighted to welcome this four bed detached property in the highly desirable area of Oakbank to the Perthshire market. With generous accommodation over one level this home will provide comfortable family living only a short drive away from the city centre and boasts gas central heating, triple glazing and decorative features throughout. The stunning accommodation is accessed through a welcoming hallway and from here transit to the rest of the property is found. The home provides a contemporary, substantial dining kitchen with built in Neff WI-FI appliances such as two ovens one of which is a combi microwave and an American fridge freezer. The kitchen area also provides convenient access to the properties double garage. A large bright show home standard lounge with gorgeous bay window allows the natural light to stream in providing an airy welcoming space. There is a stylish family bathroom with a separate bath and shower cubicle. The impressive master bedroom is serviced by an En-Suite shower room and triple fitted mirrored wardrobes. In addition the property benefits from two further double bedrooms and good sized single room all of which are beautifully decorated and provide built in storage solutions. Externally there is a large driveway, double garage and good sized private garden grounds. The immediate area allows for fantastic commuting networks, well established primary / secondary education and plentiful amenities. This property is suitable for a wide range of buyers therefore viewing is absolutely essential to appreciate the size of accommodation and wonderful location on offer.

**Entrance Hallway**

13'1" x 14'10" (4.00 x 4.54)

**Lounge**

18'6" x 17'7" (5.66 x 5.36)

**Kitchen**

17'3" x 17'7" (5.27 x 5.37)

**Bedroom**

11'9" x 13'4" (3.59 x 4.07)

**Ensuite**

6'11" x 5'1" (2.13 x 1.56)

**Bedroom**

8'5" x 13'4" (2.59 x 4.08)

**Bedroom**

6'7" x 9'10" (2.02 x 3.0)

**Bedroom**

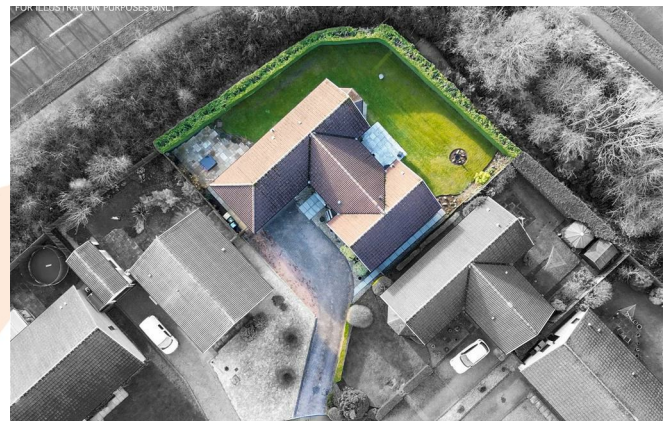
10'4" x 8'3" (3.15 x 2.52)

**Bathroom**

5'8" x 12'1" (1.74 x 3.69)

**w/c**

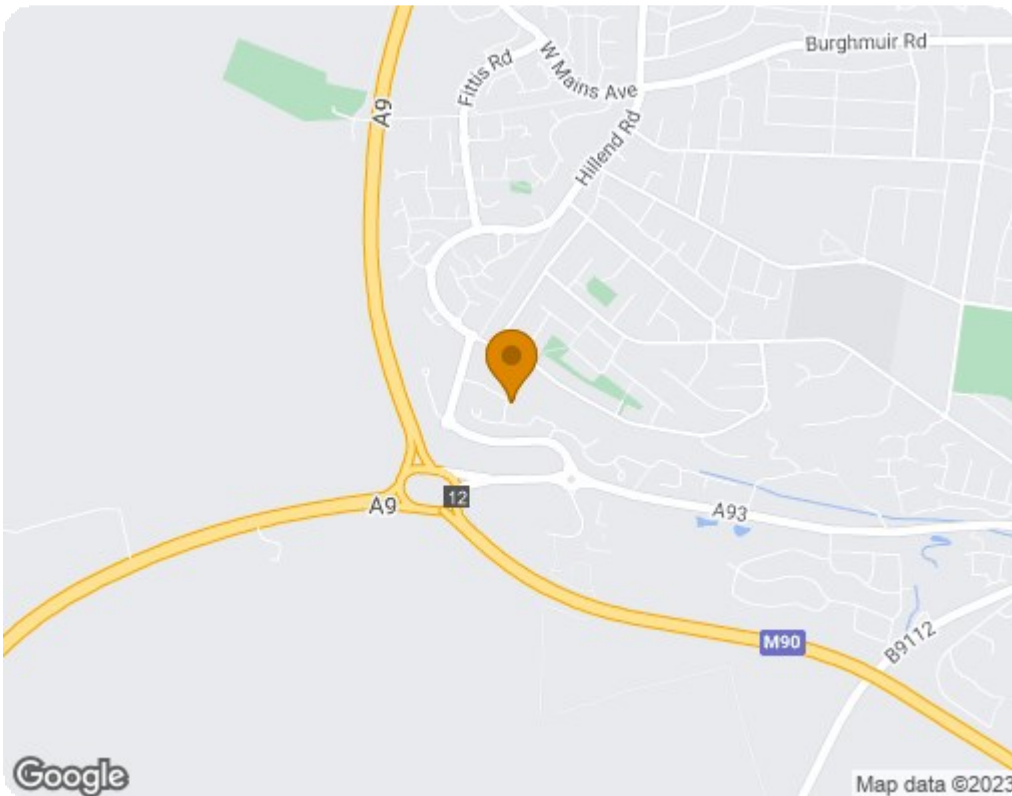
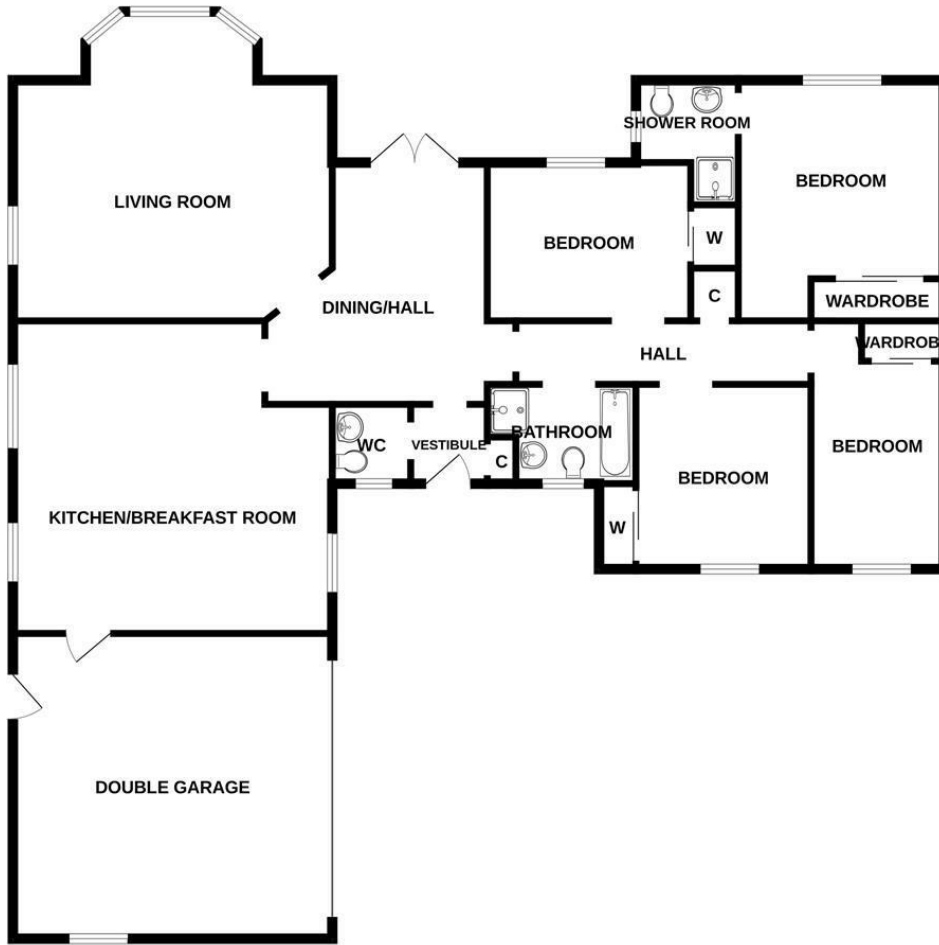
4'7" x 4'2" (1.40 x 1.29)





- Substantial Detached Family Home
- Large Bright Lounge
- Parking Available for Several Cars
- Stunning Contemporary Dining Kitchen
- Master Bedroom En-Suite
- Private Gardens
- Neff WIFI Appliances & American Fridge Freezer
- Double Garage





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC