

Simple Approach



**The Neuk Prieston Road, Perth
PH1 4BJ**

Offers over £153,950

This well presented, end-terraced home on Prieston Road, Bankfoot, offers comfortable and stylish living in a sought-after location. The property has been well maintained throughout, combining modern comforts with a warm and inviting atmosphere. Inside, the lounge provides a welcoming space for relaxation and entertaining, complete with a charming multi-fuel stove feature that adds character and warmth. The good-sized kitchen offers ample workspace and storage, ideal for daily family life. The property comprises two well-proportioned bedrooms and a stylish, contemporary bathroom, providing both practicality and comfort. Additional benefits include air source pump heating and double glazing, ensuring a warm and energy-efficient home all year round. Outside, there is a private rear garden, perfect for outdoor dining and the property further enjoys ample on-street parking for convenience. This home is an ideal choice for first-time buyers, small families, or anyone seeking a move-in ready property in a friendly and accessible location.

Lounge

16'9" x 12'4" (5.12 x 3.76)

3'11" x 2'8" (1.20 x 0.82)

Storage Cupboard

4'11" x 2'6" (1.51 x 0.78)

Kitchen

13'1" x 6'11" (4.01 x 2.13)

Bedroom One

7'10" x 14'9" (2.41 x 4.51)

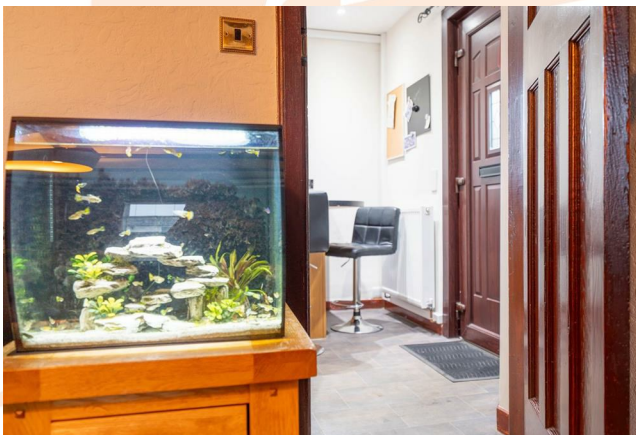
Bedroom Two

7'8" x 11'7" (2.34 x 3.54)

Bathroom

7'1" x 7'1" (2.16 x 2.18)

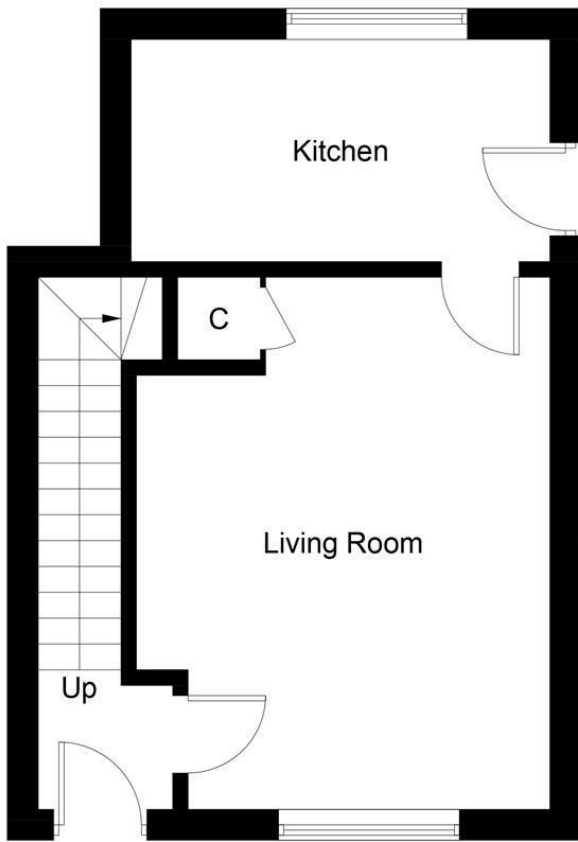
Boiler Room



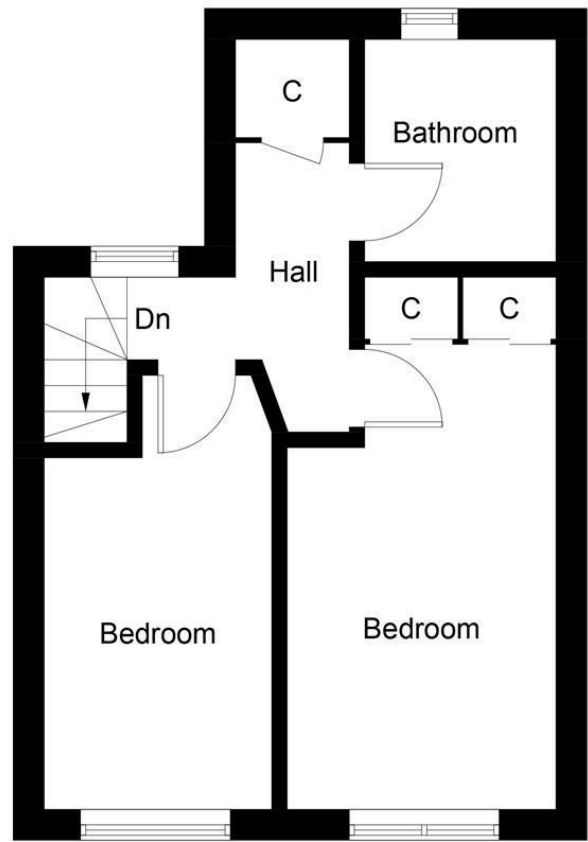


- Very well presented throughout End-terraced house
- Good-sized kitchen with plenty of workspace
- Ample on-street parking
- Do You Need A Mortgage Appointment Quickly? Call Simple Approach Mortgages Today!
- Welcoming lounge with a charming wood-burning stove feature
- Stylish, contemporary bathroom
- Private rear garden
- Two generous bedrooms
- Air Source pump heating and double glazing throughout
- Excellent storage space



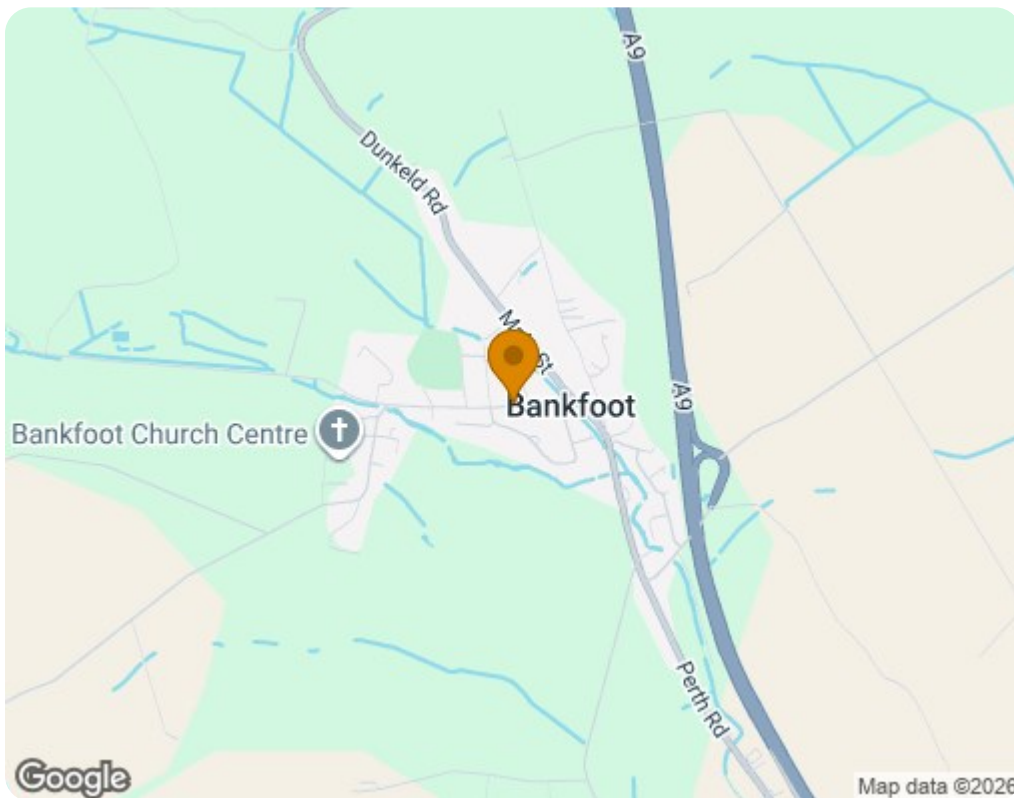


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273520)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 83 |
| (69-80) C | | 66 | |
| (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 | | | 95 |
| (81-91) B | | 91 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| Scotland | | EU Directive 2002/91/EC | |