

Simple Approach



19 Gray Street, Perth
Perthshire PH2 0JL

Offers over £273,999

Simple Approach are excited to welcome to the market this immaculately presented, three bedroom traditional property in the highly sought after area of Craigie, Perth to the residential market. Set on Gray Street, this property could not be better located for it's quick access to the City Centre of Perth with further amenities such as shops, restaurants and schools situated nearby. This property is in move-in condition throughout, comprising a bright and spacious lounge with lovely high ceilings, gas fire and large windows allowing for ample natural light to the flood the room giving a very welcoming feel, a modern kitchen with integrated appliances, large dining room and useful W/C across the ground floor. On the upper level, this property enjoys three double bedrooms and a stylish bathroom with sperate shower unit and bath- an ideal purchase for any buyer looking for a well-located, move-in condition property with spacious accommodation across two floors. Boasting sought-after features such as gas central heating, double glazing and a private driveway and sizable rear garden, this property lends itself to a wide range of buyers including first time buyers or growing families, which only viewing will confirm.

Entrance Vestibule

4'0" x 4'7" (1.22 x 1.40)

Entrance Hallway

10'6" x 4'0" (3.22 x 1.22)

Lounge

15'6" x 15'0" (4.73 x 4.59)

Kitchen

8'5" x 14'2" (2.58 x 4.32)

Dining Room

12'4" x 11'8" (3.77 x 3.57)

w/c

3'4" x 5'2" (1.02 x 1.58)

Bedroom

12'9" x 11'2" (3.89 x 3.42)

Bedroom

13'2" x 11'2" (4.03 x 3.41)

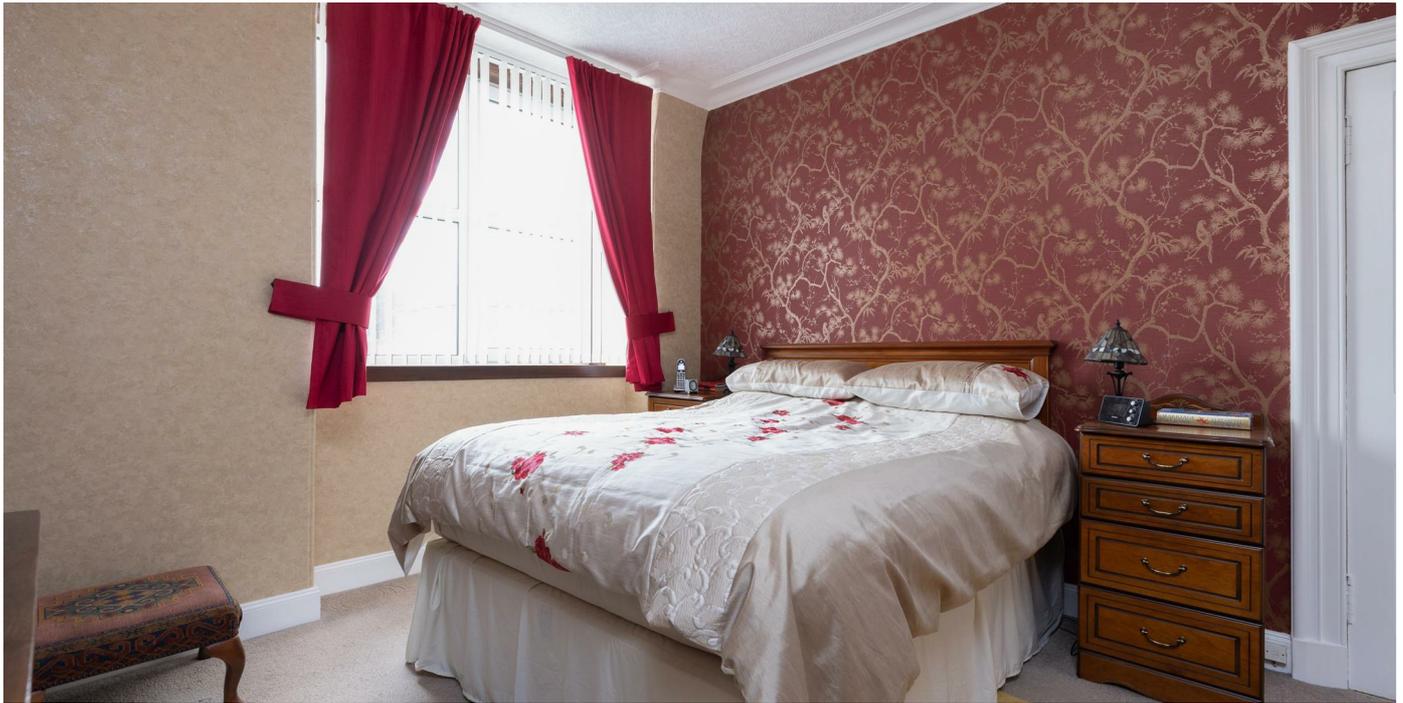
Bedroom

8'5" x 9'1" (2.59 x 2.79)

Bathroom

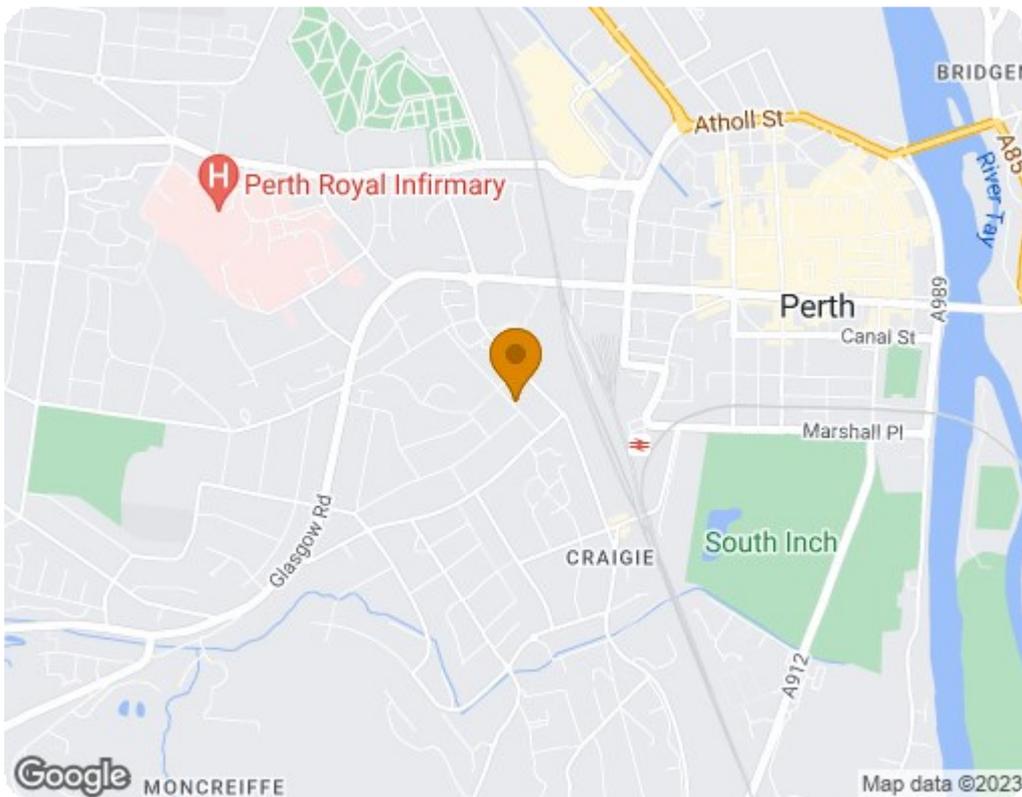
8'4" x 5'4" (2.56 x 1.64)





- Three Bedroom, Traditional Property
- Move-In Condition Throughout
- Sought After Craigie Location
- Private Driveway And Fully Enclosed Rear Garden
- Summer House
- Gas Central Heating And Double Glazed Windows
- Close To All Local Amenities





| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 80 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 47 | |
| (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 | | 76 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 38 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland | | EU Directive 2002/91/EC |