

Simple Approach



**1 Paradise Place, Perth
PH2 8JH**

Offers over £132,950

Simple Approach are delighted to welcome this two-bedroom, end terrace house on Paradise Place to the residential sale market. This home presents an excellent opportunity for both first-time buyers and those seeking a home in a quite location. The property boasts a well-proportioned lounge, kitchen and bathroom on the upper floor and a WC alongside two double bedrooms on the ground floor that offers ample living space.

The easily maintained garden provides a private outdoor space, ideal for enjoying the fresh air. While the property is already charming, it could benefit from light upgrading, allowing new owners to add their personal touch and truly make it their own.

Situated close to all local amenities, residents will find themselves within easy reach of shops, schools, and recreational facilities, making this home not only a comfortable retreat but also a practical choice for everyday living. This property is a wonderful blend of potential and convenience, making it a must-see for anyone looking to settle in this picturesque area of Perth.

Lounge

12'8" x 14'3" (3.87 x 4.36)

Kitchen

8'9" x 8'9" (2.68 x 2.69)

Family Bathroom (Upstairs)

6'8" x 4'8" (2.04 x 1.43)

Bedroom One (Downstairs)

9'3" x 11'5" (2.84 x 3.50)

Bedroom Two

9'3" x 9'4" (2.83 x 2.85)

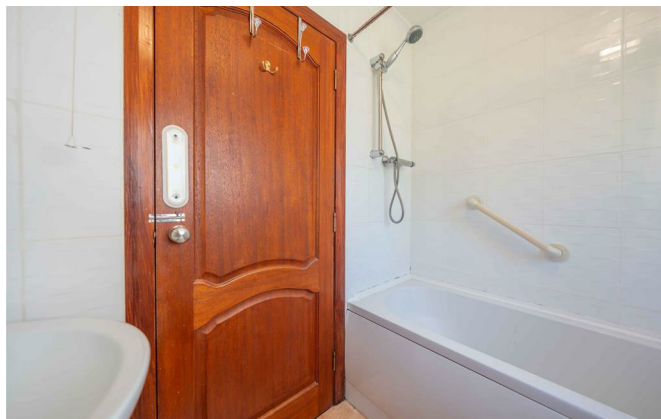
Downstairs WC

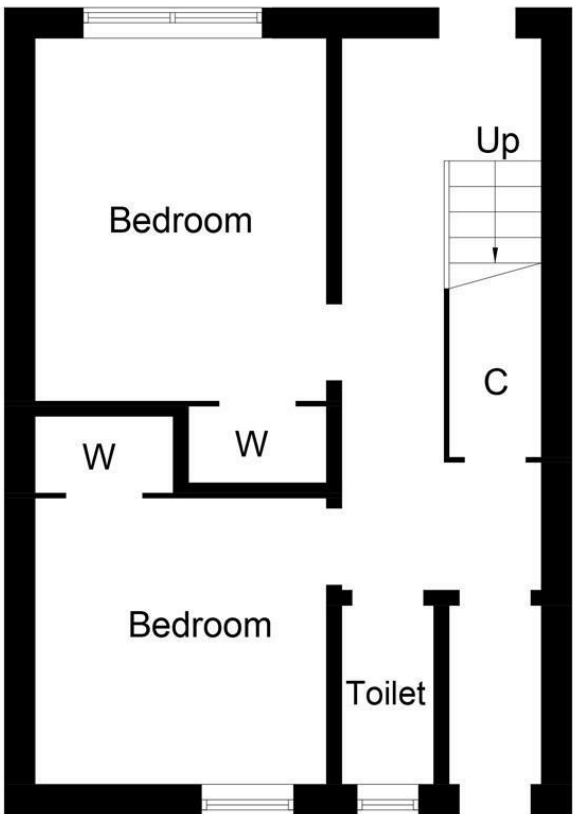
6'10" x 5'7" (2.09 x 1.72)



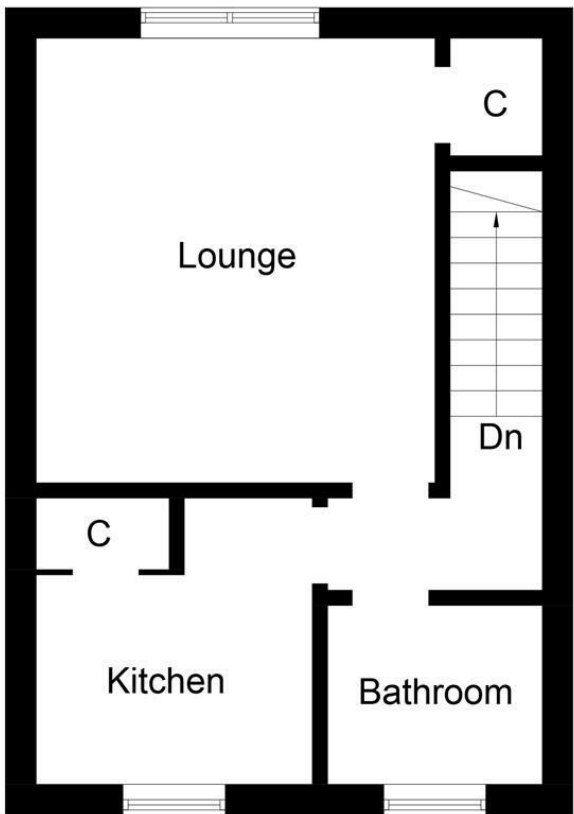


- Two Bedroom Reversed Living House
- Private Parking
- Close To All Local Amenities
- Two Double Bedrooms & WC Downstairs
- Gas Central Heating & Double Glazing
- This Property Is Paradise Place in Perth.
- Kitchen, Lounge and Bathroom Upstairs
- Easily Maintained Gardens

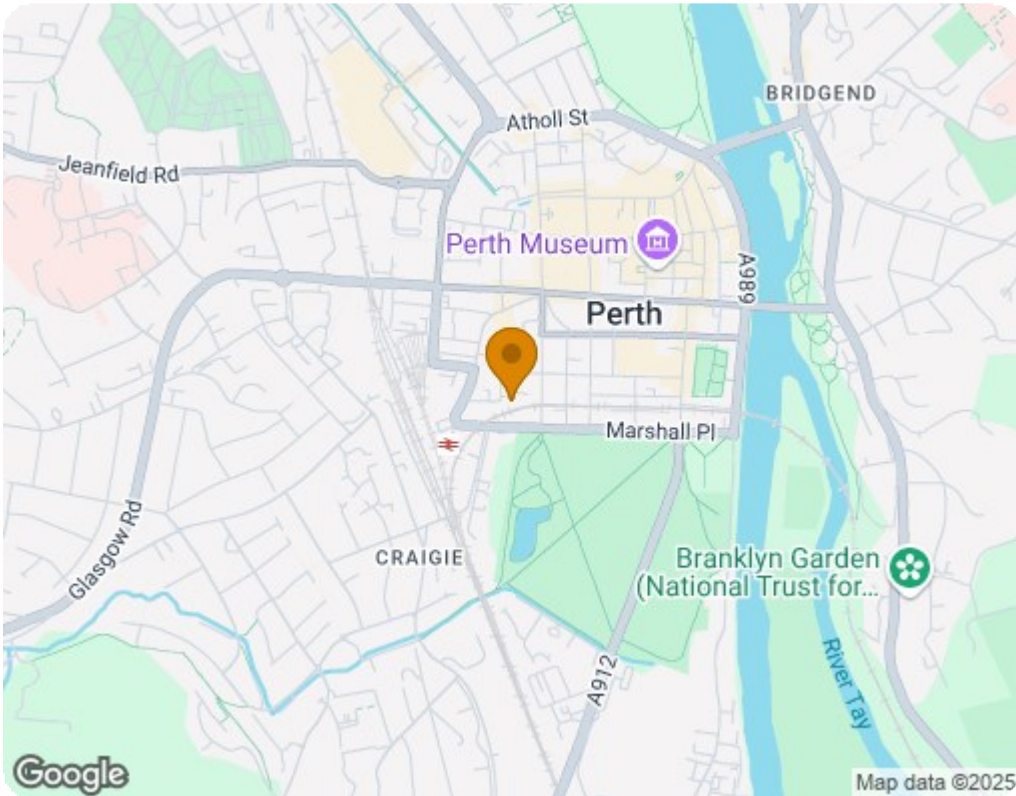




Ground Floor



First Floor



| Energy Efficiency Rating | | |
|-----------------------------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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 | | 87 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (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 | | |