



13 Lewis Place, Perth
PH1 3BD
Offers over £153,000

13 Lewis Place, Perth, PH1 3BD

Simple Approach are pleased to welcome to the market this spacious mid terraced house, located within the ever desirable area of North Muirton. This lovely home provides all the living space required by the modern day family, with spacious accommodation set across two floors. Lewis Place comprises of; a welcoming entrance hallway, a bright front facing lounge, sizeable kitchen, three bedrooms and a stylish family bathroom with shower over bath facility. Specification includes gas central heating, double glazing and ample parking available. This property due to its excellent location and size lends itself to a wide range of buyers, including first time buyers, families or couples seeking a well located home within a highly sought after area of Perth. Viewing is essential to appreciate the overall fantastic property on offer here at Lewis Place.

Lounge

17'0" x 14'9" (5.20 x 4.51)

Kitchen

11'8" x 9'6" (3.58 x 2.91)

Main Bedroom

11'0" x 9'4" (3.37 x 2.86)

Bedroom Two

11'1" x 10'5" (3.38 x 3.19)

Bedroom Three

8'5" x 8'5" (2.59 x 2.58)

Bathroom

6'9" x 5'5" (2.06 x 1.67)

Landing Area

11'8" x 3'1" (3.58 x 0.96)

Hallway

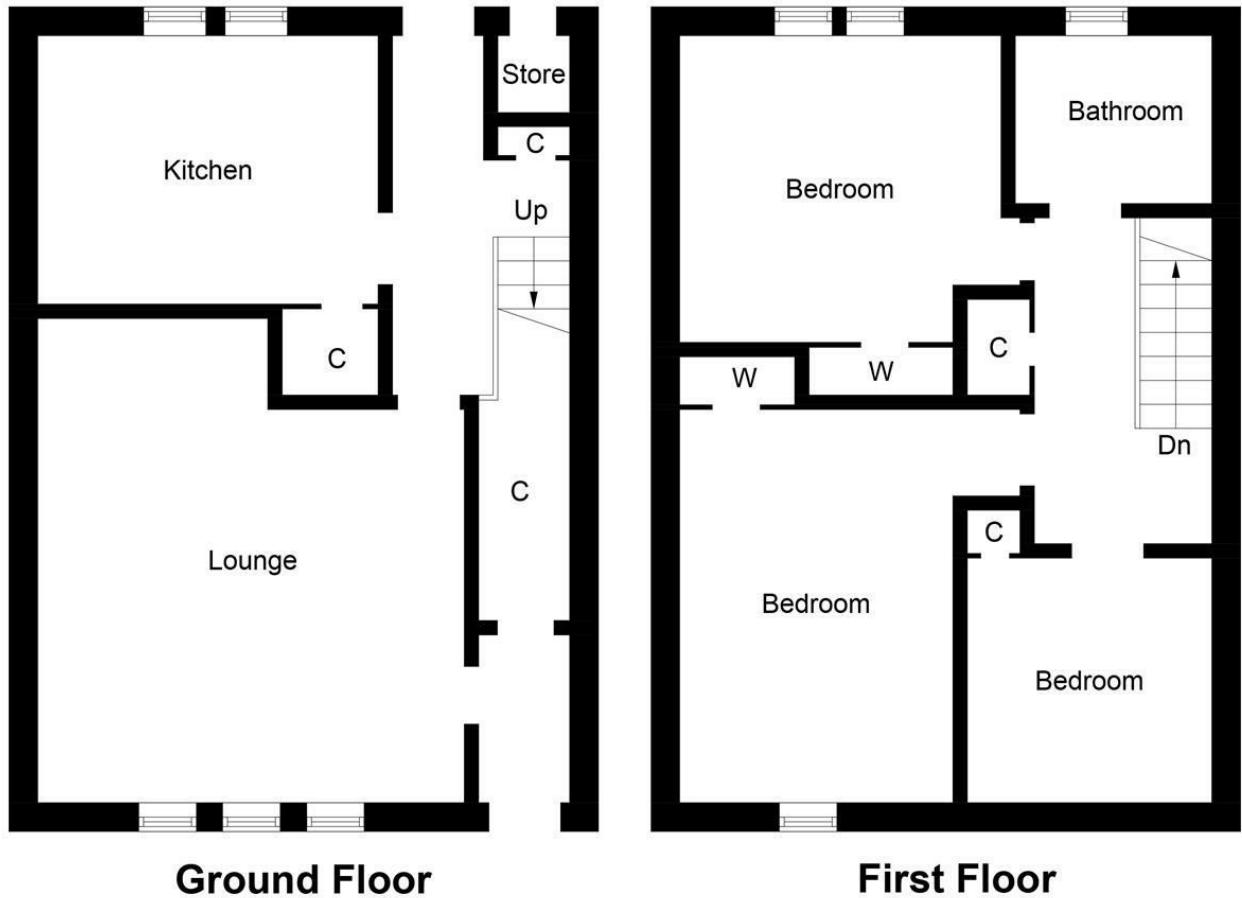
7'6" x 3'2" (2.31 x 0.97)





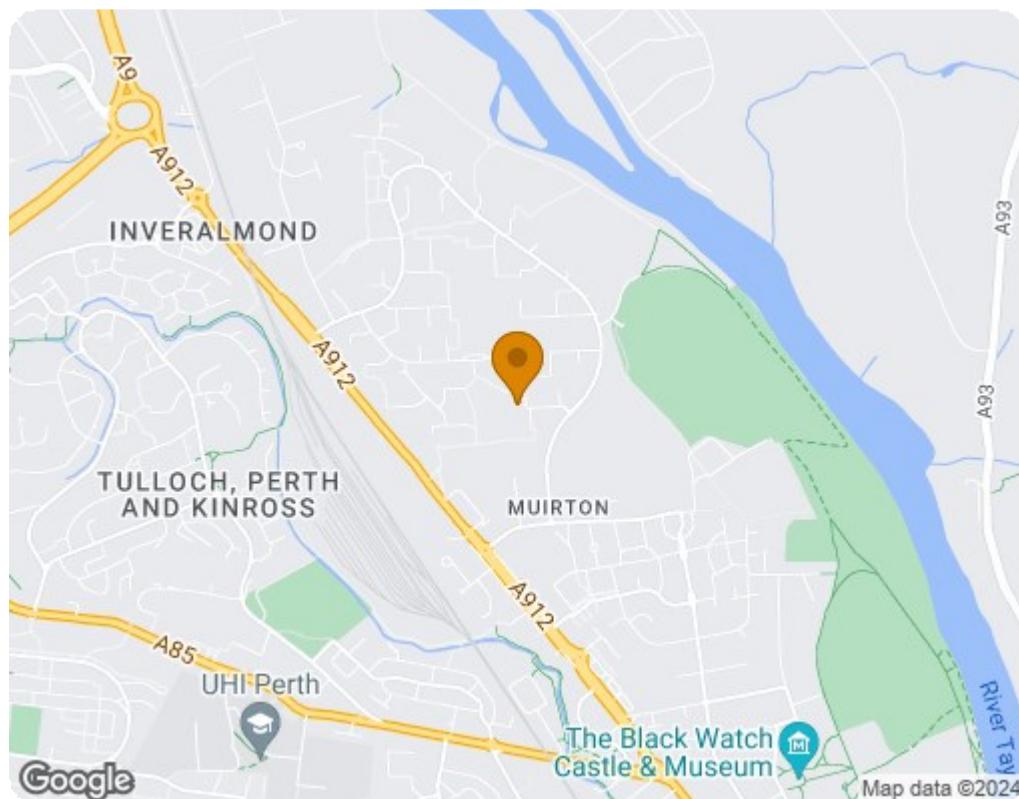
- Mid Terraced House
- Bright Front Facing Lounge
- Ample Parking
- Three Bedrooms
- Sizeable Kitchen
- Spacious Accommodation Throughout
- Sought After North Muirton Location
- Gas Central Heating & Double Glazing





Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		74
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Scotland			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		90
(81-91)	B		75
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
Scotland			