

Simple Approach



**11 Ethel Moorhead Place, Perth
Perthshire PH2 8FA**

Offers over £218,950

Simple Approach are delighted to welcome this very well presented, end terraced house on Ethel Moorhead Place to the Perthshire residential sales market. Set in the heart of the almost brand-new Bellway development on the Edinburgh Road this pristine property is in beautiful condition throughout. This sizeable property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high quality fixtures and finishing's present throughout each generously-proportioned living space. Comprising; an entrance hallway, front facing lounge, modern fitted kitchen with ample space for dining, three generous bedrooms, downstairs WC and a chic family bathroom. This property offers contemporary style and luxury across two floors and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming family home set on a generous plot, boasting sought-after features such as a privately-owned driveway, and beautifully maintained grounds to the rear, which only viewing will confirm to the purchaser.

Lounge

14'1" x 15'6" (4.30 x 4.73)

6'2" x 6'7" (1.90 x 2.01)

Kitchen + Dining Area

17'2" x 8'10" (5.24 x 2.70)

Downstairs WC

3'5" x 6'11" (1.06 x 2.12)

Bedroom One

8'5" x 14'1" (2.59 x 4.31)

Bedroom Two

8'5" x 10'4" (2.59 x 3.15)

Bedroom Three

8'3" x 8'5" (2.52 x 2.58)

Bathroom



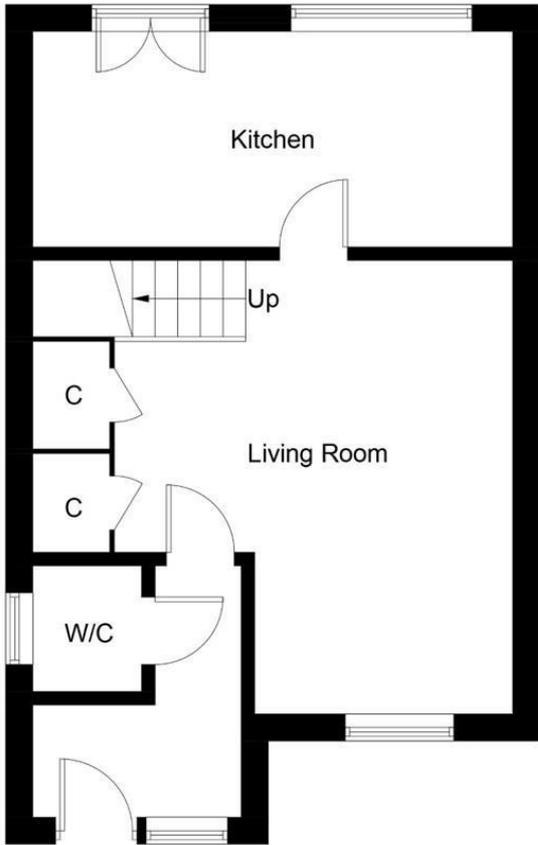


- End Terraced House
- Stylish Fitted Kitchen

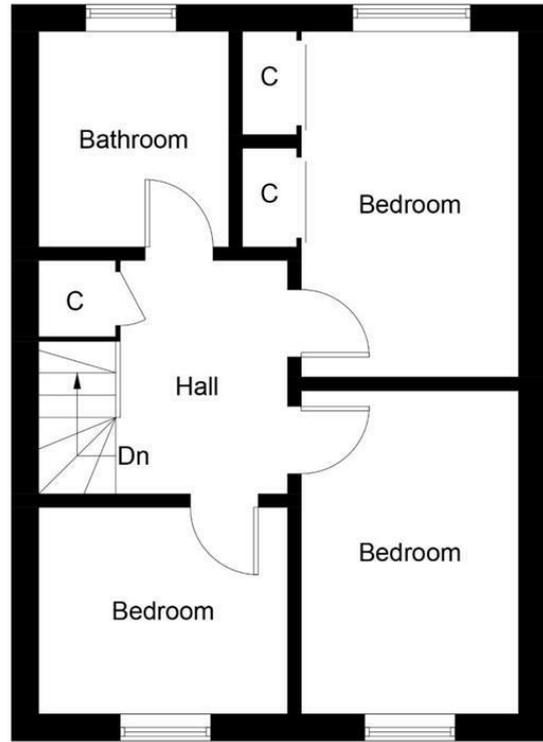
- Three Generous Bedrooms
- Stylish Interior Throughout

- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1157157)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC