

Simple Approach



Estate Agents



**30 Frances Gordon Road, Perth
Perthshire PH2 8EW**

Offers over £254,950

Simple Approach are delighted to welcome this immaculately presented detached two-story villa on Frances Gordon Road to the residential 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; a bright and spacious living room with ample space for family dining, a stunning fully-fitted kitchen with integrated appliances, a ground floor WC, three good-sized double bedrooms with stylish master en-suite, 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/ Diningroom

22'8" x 15'8" (6.93 x 4.79)

Kitchen

12'4" x 10'7" (3.76 x 3.23)

Downstairs w/c

7'5" x 3'7" (2.28 x 1.10)

Entrance Vestibule

7'8" x 4'3" (2.36 x 1.31)

Bedroom 1

8'5" x 11'5" (2.57 x 3.49)

Bedroom 2

8'5" x 12'9" (2.57 x 3.91)

Bedroom 3

12'2" x 12'5" (3.71 x 3.81)

Ensuite

4'8" x 7'9" (1.43 x 2.37)

Bathroom

5'5" x 7'1" (1.67 x 2.17)

Location

Frances Gordon Road is situated within the Bellway development at the top of the Edinburgh Road. This allows for some fantastic commuter links within a couple of minutes from the property, as well as a great location for transport into Perth city centre to enjoy all the amenities on offer.

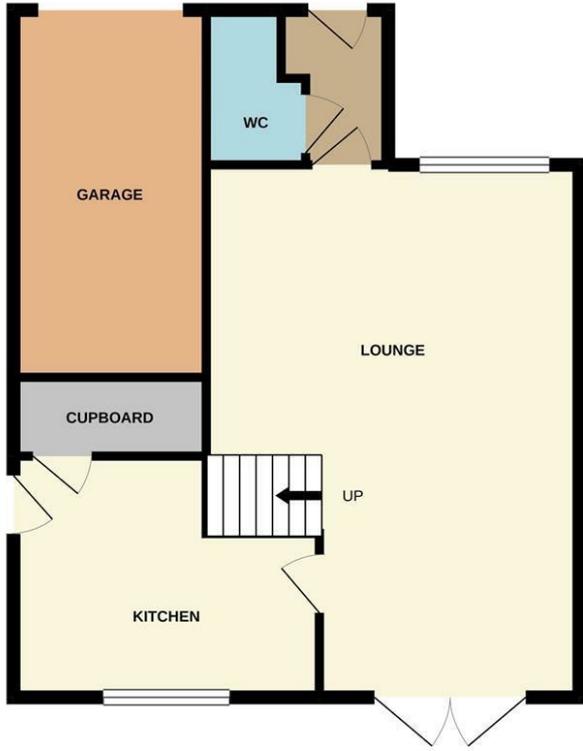




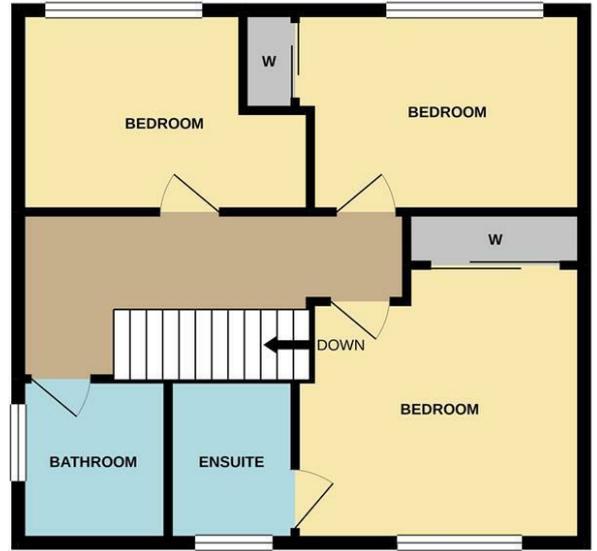
- Three Sizable Bedrooms with Stylish Master En-Suite
- Private Driveway And Garage
- Stunning Detached Family Home
- Sizeable Garden Grounds to Rear
- Contemporary Kitchen & Bathroom Fittings
- Gas Central Heating & UPVC Double Glazing



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		80	
(69-80) C			
(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			89
(81-91) B		80	
(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	