

Simple Approach



39B Malvina Place, Perth
Perthshire PH1 5DT

Offers over £155,000

Simple Approach are delighted to welcome this very well presented, two bedroom mid terraced house on Malvina Place to the Perthshire residential sales market. Set within a highly desirable location, this property could not be better placed to take advantage of nearby amenities without compromising the benefits of a peaceful location that is very family friendly. The property comes to the market in great move in condition throughout, boasting bright and spacious accommodation across two floors. Comprising; a bright and spacious front facing lounge, a stylish modern fitted kitchen with ample space for dining and a downstairs WC. Upstairs, the property enjoys two generous bedrooms both with useful fitted storage space and bathroom with shower over bath facility. This property benefits from having sought-after features such as a sizeable private driveway with Car charging point to the front accommodating two cars comfortably, as well as a fully enclosed garden to the rear, gas central heating and double glazing. Viewing is absolutely essential to appreciate the overall space on offer, along with the excellent location on offer at Malvina Place.

Lounge

10'1" x 15'11" (3.09 x 4.86)

Kitchen

13'3" x 9'2" (4.04 x 2.81)

w/c

5'1" x 3'0" (1.55 x 0.93)

Bedroom

10'11" x 11'2" (3.34 x 3.41)

Bedroom

6'2" x 11'6" (1.90 x 3.52)

Bathroom

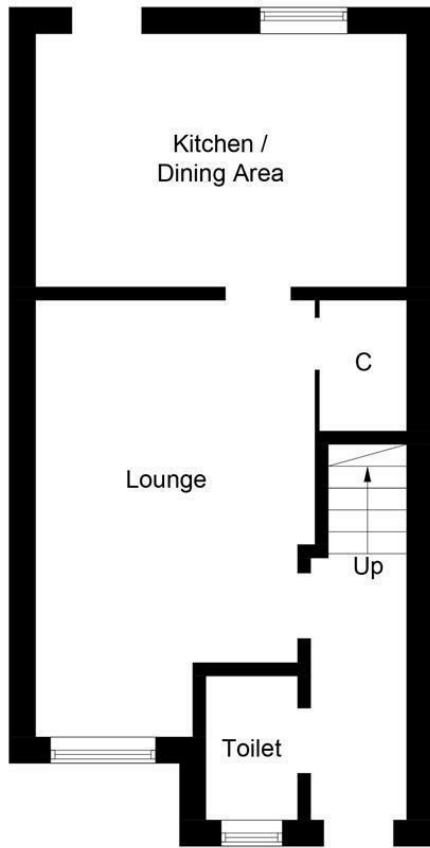
6'5" x 6'5" (1.96 x 1.97)



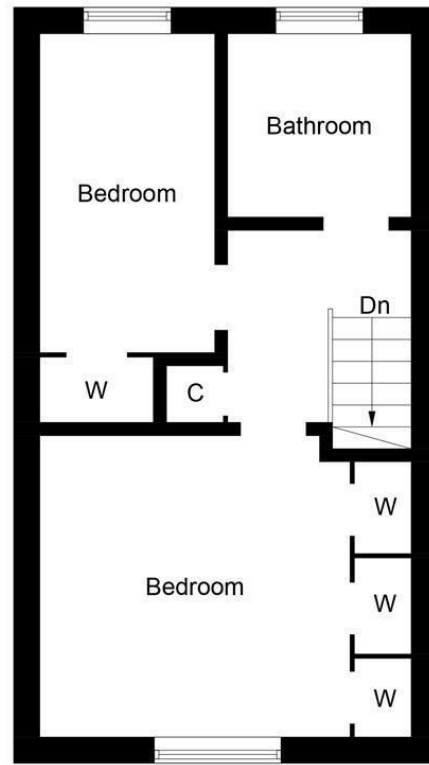


- Mid Terraced House
- Two Generous Bedrooms With Fitted Storage
- Sizable Lounge
- Modern Fitted Kitchen
- Gas Central Heating & Double Glazing
- Large Driveway With Electric Charging Point
- Private Rear Garden
- Highly Sought After Location

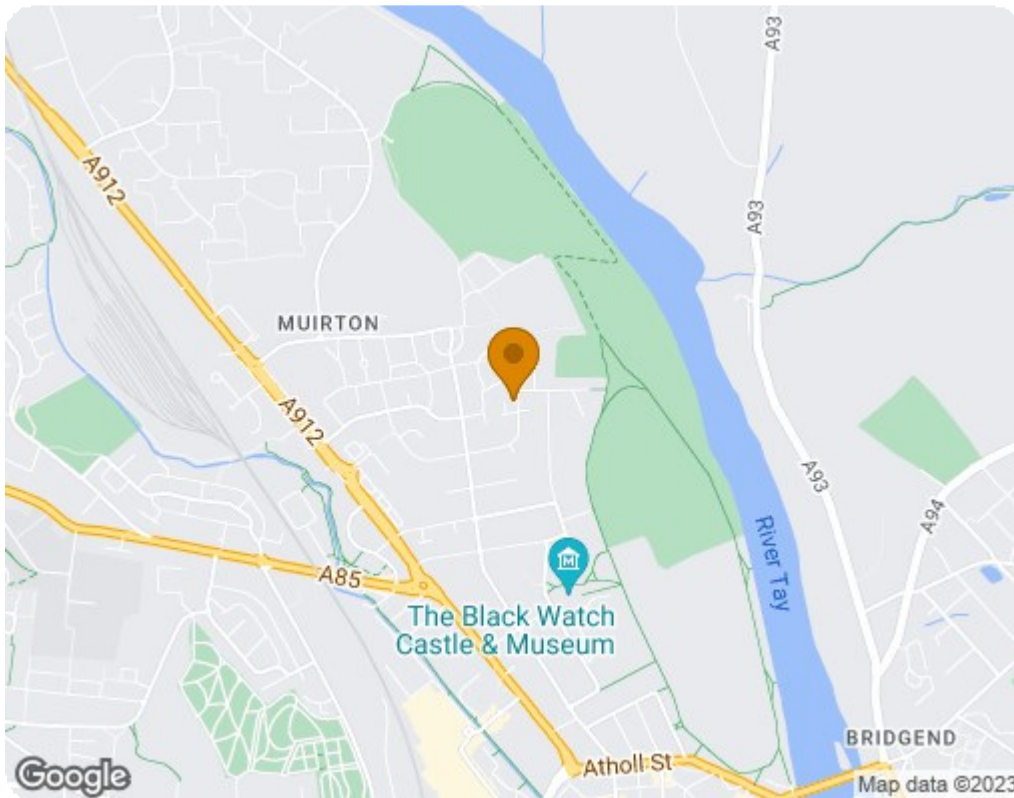




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		76	
(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			92
(81-91) B		76	
(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	