

Simple Approach



**1 Burnbank Terrace, Perth
PH2 7ER**

Offers over £279,950

1 Burnbank Terrace, Perth, PH2 7ER

Simple Approach are pleased to welcome this well presented, semi detached house on Burnbank Terrace to the Perthshire residential sales market. Set within a highly sought after location, this lovely home is ideally placed to take advantage of all local amenities found close by.

The accommodation is generous at Approximately 112 m2 set across two floors, comprising of; a bright and spacious lounge, a sitting room, sizeable kitchen, a useful utility / cloak room, dining room / breakfast room and a downstairs shower room completes the ground floor. Upstairs, the property enjoys three generous bedrooms all with fitted storage space and a further family bathroom.

This property lends itself to a wide range of buyers including growing families or couples seeking a home with ample living space within a residential location. Practical attributes include gas central heating, a private parking space and beautiful private garden grounds. Viewing is essential to appreciate all that is on offer here at Burnbank Terrace, Perth.

Lounge

12'3" x 13'11" (3.75 x 4.26)

Living Room

11'8" x 13'10" (3.57 x 4.23)

Kitchen

12'0" x 8'9" (3.66 x 2.68)

Utility / Cloak Room

5'0" x 8'0" (1.54 x 2.46)

Breakfast Room / Dining Room

7'6" x 13'3" (2.29 x 4.04)

Wet Room

4'6" x 6'9" (1.38 x 2.07)

Bedroom One

14'6" x 11'10" (4.43 x 3.61)

Bedroom Two

9'8" x 10'10" (2.97 x 3.32)

Bedroom Three

7'6" x 12'4" (2.29 x 3.78)

Bathroom

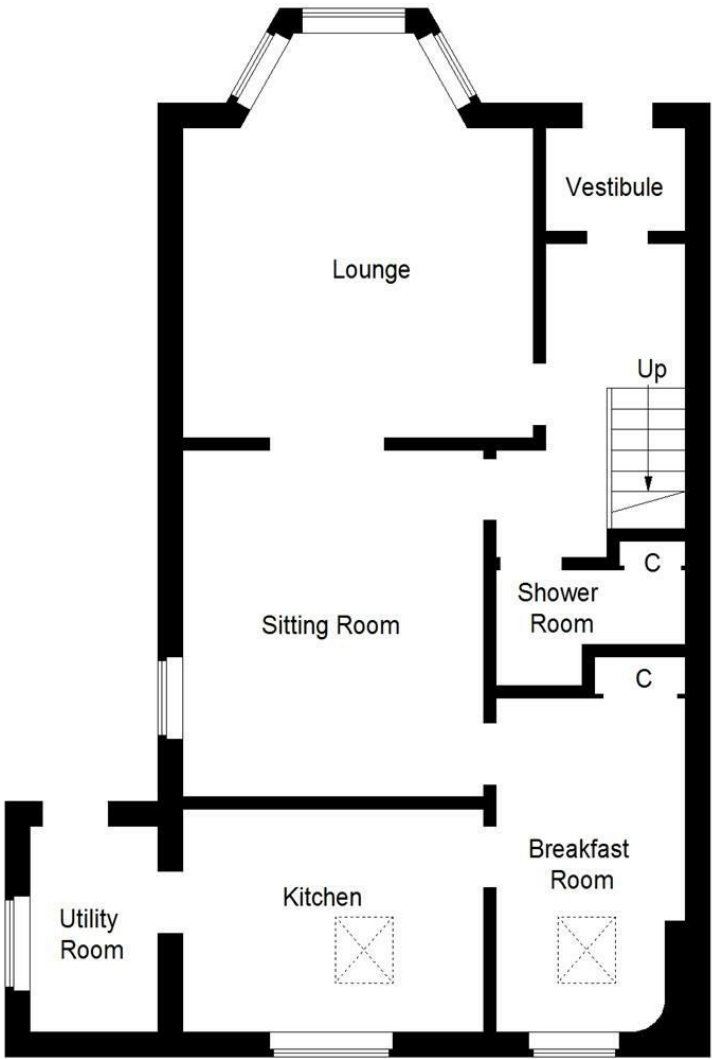
4'11" x 7'4" (1.51 x 2.26)



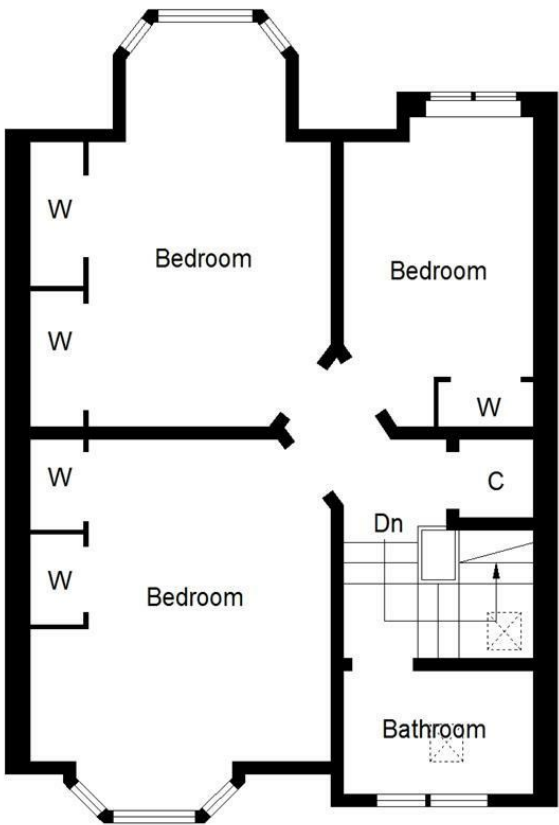


- Semi Detached House
- Sizeable Kitchen
- Beautiful Garden Grounds
- Three Generous Bedrooms
- Private Parking Space
- Highly Sought After Location
- Two Reception Rooms
- Gas Central Heating

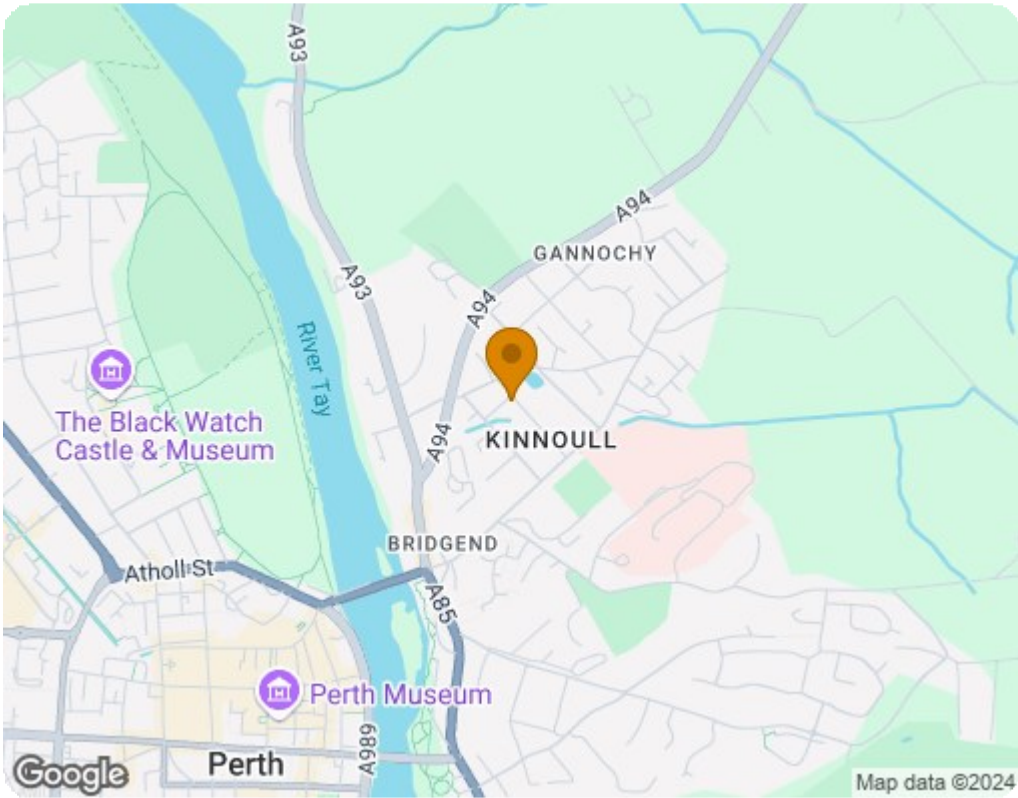




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		