

Simple Approach



Estate Agents



205 Strathtay Road, Perth
PH1 2JU

Offers over £92,950

13-15 St Leonards Bridge, Perth, PH2 0DR

Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

***** CLOSING DATE SET WEDNESDAY 12TH MARCH 12 NOON *****

This three-bedroom end-terraced house on Strathtay Road, Perth, offers a fantastic renovation opportunity for buyers looking to take on a project. In need of major repair and refurbishment, the property provides great potential to be transformed into a comfortable family home or investment. Featuring an entrance hallway, lounge, kitchen, three bedrooms, a bathroom and a generous plot, it is ideally located in a popular residential area with good local amenities and transport links. This is a perfect opportunity for those seeking a property with scope for improvement and added value.

Lounge

13'9" x 13'10" (4.21 x 4.23)

Kitchen

16'11" x 7'11" (5.18 x 2.42)

Bedroom One

8'10" x 12'3" (2.70 x 3.75)

Bedroom Two

13'5" x 10'0" (4.09 x 3.06)

Bedroom Three

10'8" x 6'9" (3.27 x 2.06)

Bathroom

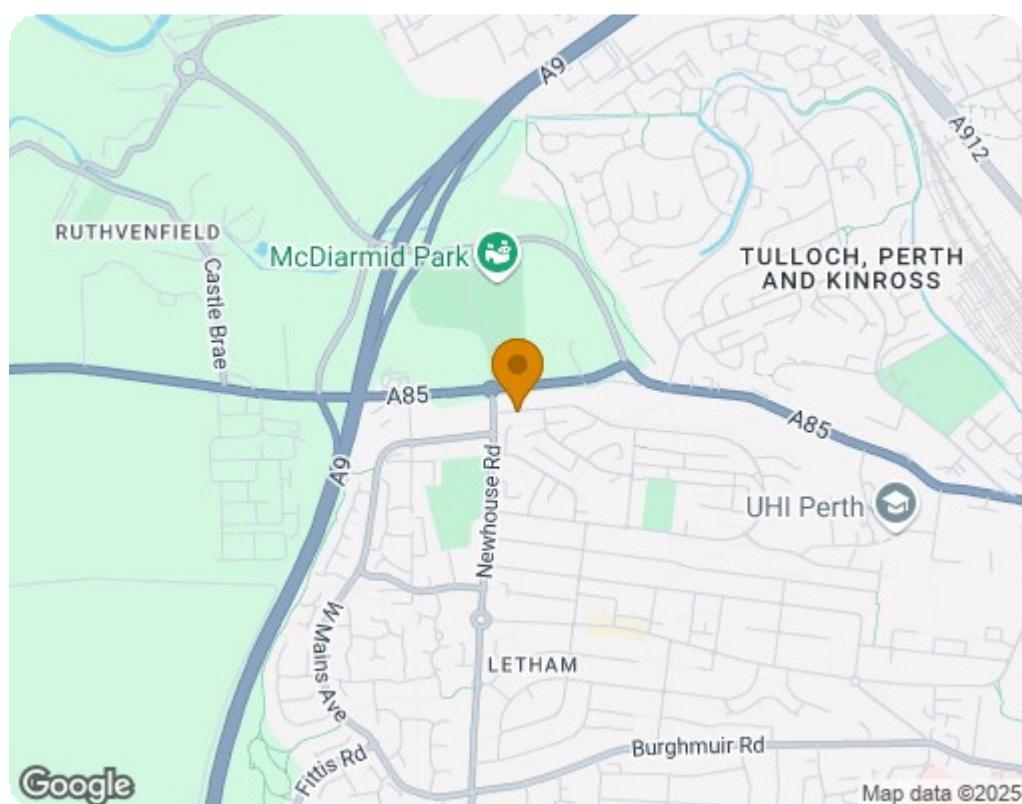
6'5" x 5'8" (1.97 x 1.74)





- End Terraced House
- Sought After Location
- Major Repair & Refurbishment Required
- Home Report Must Be Read Before Viewing
- Three Bedrooms
- Excellent Potential





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(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	