

Simple Approach



Estate Agents



**12 Birch Lane, Perth  
PH2 9PG**

**Offers over £239,950**



Simple Approach are delighted to welcome this very unique, detached family home on Birch Avenue to the Perthshire residential market. Set over two floors and benefiting from oil central heating and double glazing, this spacious house affords excellent accommodation and is the ideal home for any growing family seeking the benefits of peaceful living within a tranquil location. This lovely home comprises of; a bright and spacious lounge and open plan dinning area, a sizable kitchen, a conservatory which is perfect for Scottish summer months, a ground floor bedroom with fitted storage, a shower room and a further WC. Upstairs, the property provides further accommodation with five bedrooms and a family bathroom. This property provides comfortable and ample living space for the any purchaser and comes to the market in good condition throughout. Externally there is a private rear garden and a large driveway to the front of the property. Birch Avenue has so much to offer and is the ideal purchase for any growing family looking for a well located home with as much living space as possible.

**Lounge/ Diningroom**

22'1" x 27'0" (6.74 x 8.25)

**Kitchen**

11'11" x 10'1" (3.65 x 3.08)

**Bedroom (annex)**

12'5" x 8'6" (3.81 x 2.60)

**Lounge (annex)**

15'7" x 16'1" (4.75 x 4.91)

**Conservatory**

9'6" x 10'4" (2.91 x 3.17)

**Wet room (annex)**

5'6" x 7'10" (1.68 x 2.39)

**Shower room**

8'6" x 3'9" (2.61 x 1.15)

**w/c**

4'6" x 3'9" (1.39 x 1.16)

**Bedroom**

9'0" x 12'5" (2.75 x 3.80)

**Bedroom**

10'9" x 8'11" (3.29 x 2.72)

**Bedroom**

11'11" x 8'10" (3.64 x 2.71)

**Bedroom**

10'9" x 8'10" (3.29 x 2.71)

**Bedroom**

9'2" x 7'8" (2.80 x 2.35)

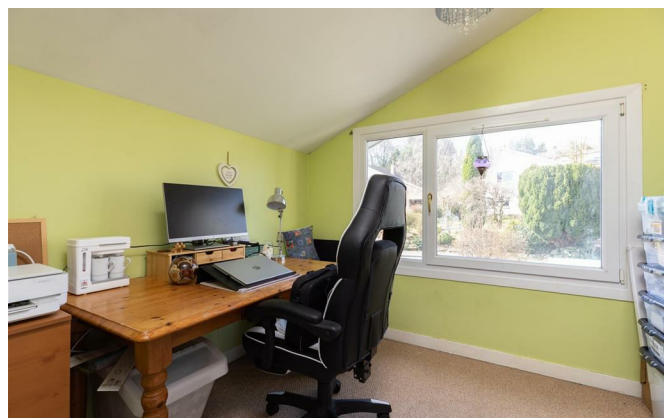
**Bathroom**

7'3" x 9'1" (2.22 x 2.78)

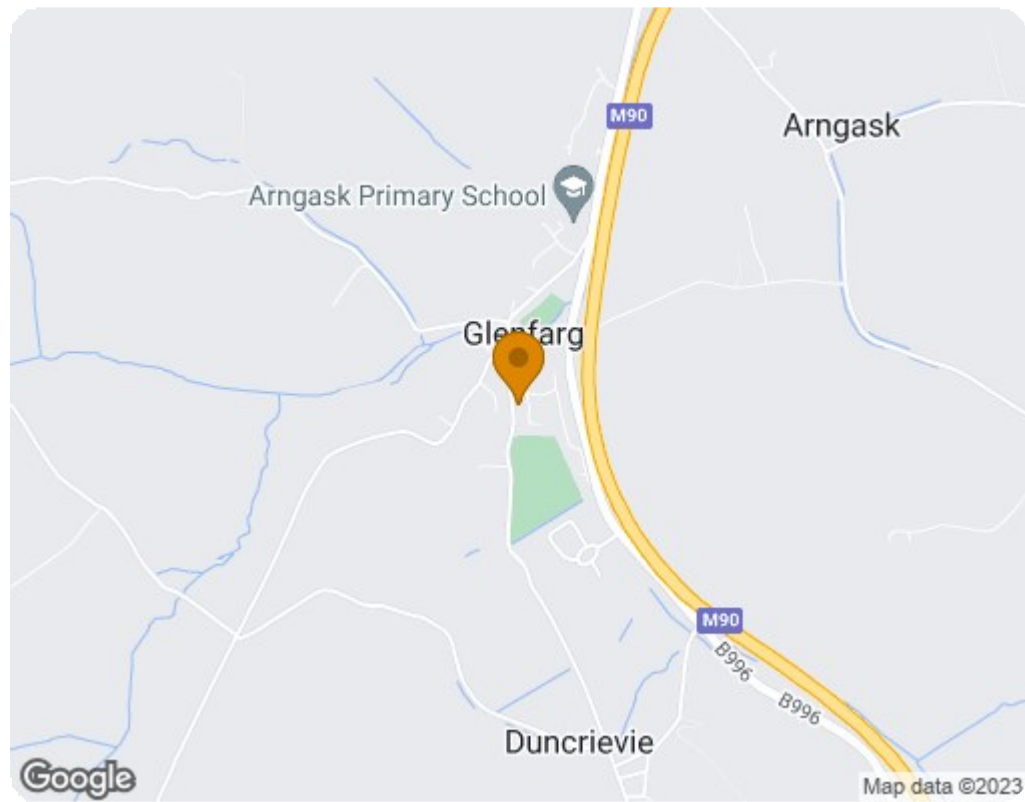
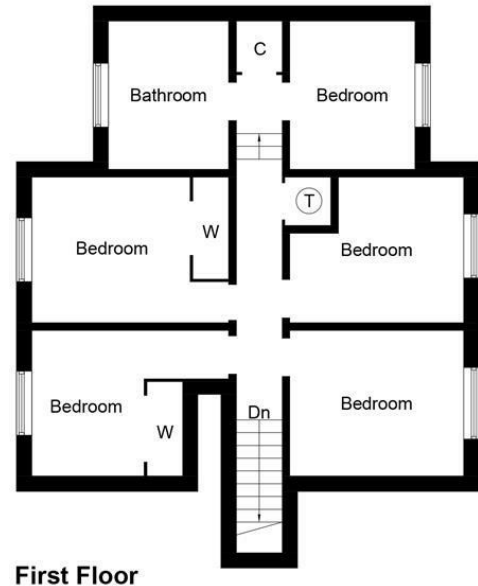




- Unique Detached Family Home
- Conservatory
- Highly Sought After Village Location
- Six Bedrooms
- Sizable Kitchen
- Private Driveway
- Open Plan Lounge / Dining Area
- Oil Central Heating & Double Glazing
- Full Enclosed Rear Garden







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		