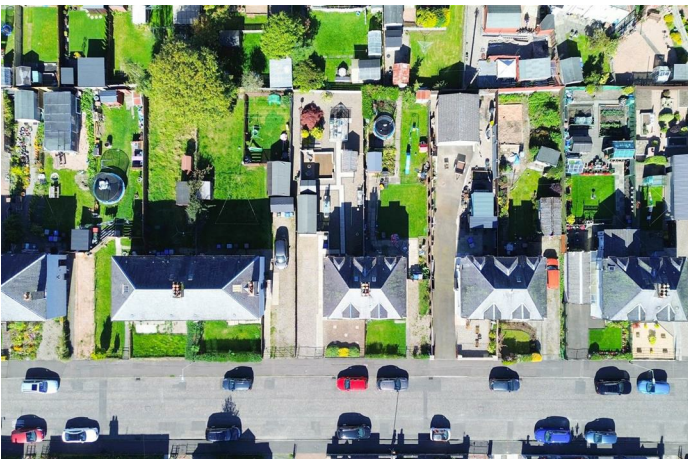


Simple Approach



**23 Florence Place, Perth  
PH1 5BH**

**Offers over £175,000**



Simple Approach are delighted to bring this semi detached house on Florence Place to the Perthshire residential sales market. This charming property could not be better placed for its locality to nearby amenities, as well as being very family friendly for its catchment to several reputable primary and secondary schools. Florence Place offers spacious accommodation set across two floors, comprising; a bright front facing lounge with ample space for dining, sizeable kitchen, two generous bedrooms with fitted wardrobes and a modern showerroom. This is the ideal purchase for any first time buyer, small family or couple seeking a very well located home. Practical attributes include gas central heating, double glazing and a large private driveway. Externally the property enjoys a very well maintained, private garden with a large shed and green house, Viewing is absolutely essential to appreciate the excellent home on offer here at Florence Place, Perth.

### Lounge

10'7" x 15'4" (3.24 x 4.68)

### Kitchen

7'1" x 15'6" (2.17 x 4.73)

### Bedroom One

7'8" x 15'9" (2.35 x 4.82)

### Bedroom Two

8'11" x 10'2" (2.74 x 3.11)

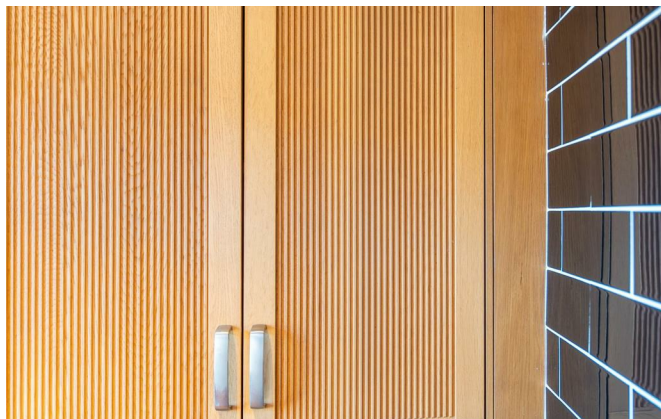
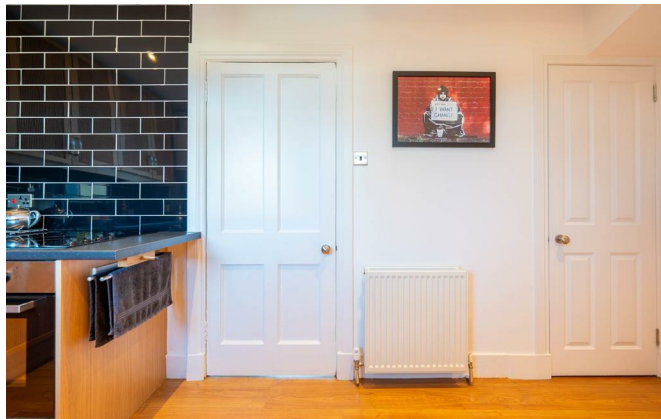
### Shower Room

4'8" x 6'4" (1.44 x 1.94)

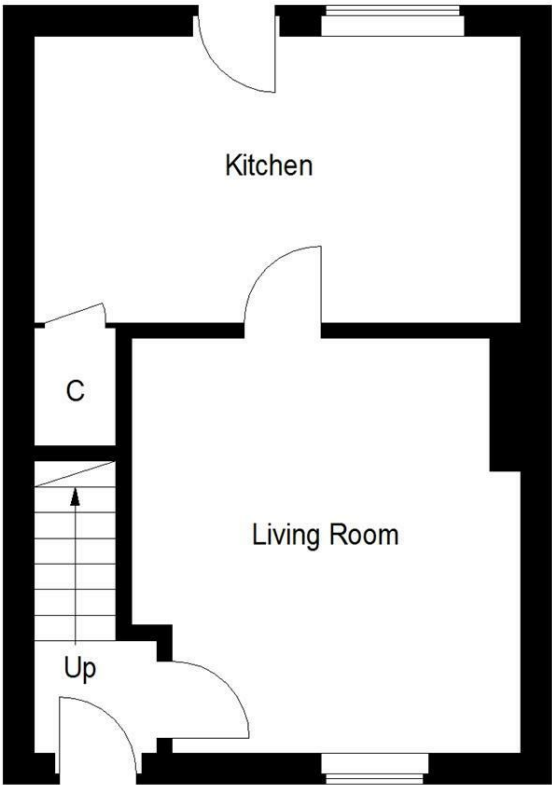




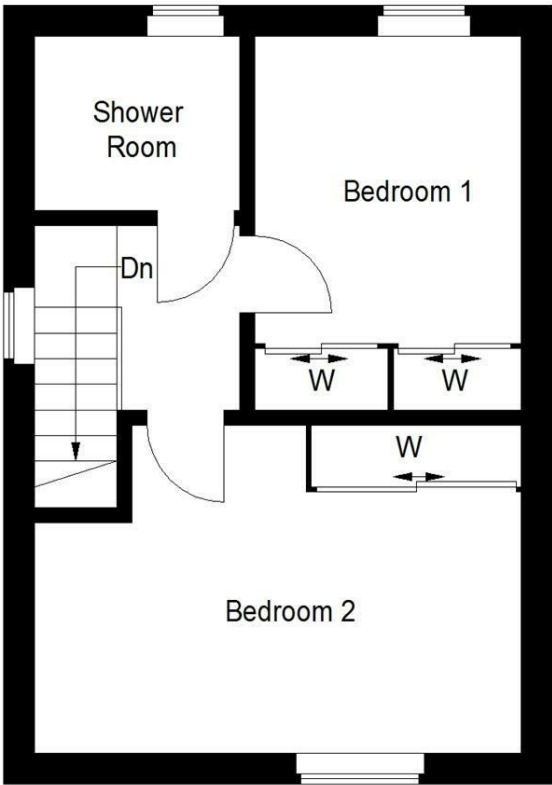
- Two Bedroom, Semi-Detached House
- Move-In Condition Throughout
- Local Schools Nearby
- Sought After Residential Area
- Large Private Driveway And Easily Maintained Gardens
- Gas Central Heating And Double Glazing
- Close To All Major Transport Links and Amenities





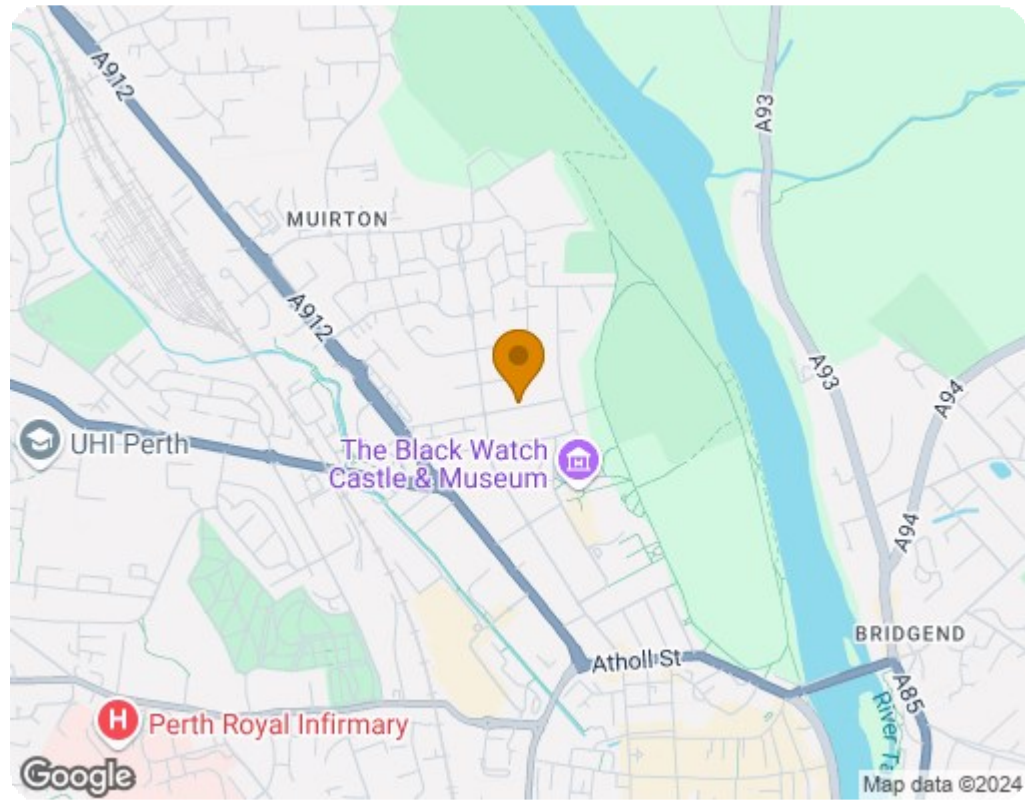


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID659270)



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 (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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC