

Simple Approach



Estate Agents



43 Elm Street, Perth
PH2 7SQ

Offers over £259,995

Simple Approach are delighted to welcome this immaculately presented, impressive detached family home on Elm Street, Errol to the residential sales market. Set within a highly sought after location, this great family home is ideally situated to take advantage of all local amenities along with being just a short drive away from Perth and Dundee City Centre. Elm Street offers spacious accommodation set across two floors, comprising across the ground floor; a welcoming entrance hallway, bright front facing lounge, a very stylish modern fitted kitchen / dining area and a downstairs WC. Upstairs, the property enjoys three generous bedrooms with a master ensuite and a further fresh white family bathroom. The property benefits from modern comforts such as gas central heating, double glazing, a private driveway, garage and a fully enclosed private rear garden. Viewing is essential to appreciate the overall size, excellent location and beautiful family home on offer here at Elm Street, Errol.

Lounge

12'10" x 20'4" (3.92 x 6.22)

Entrance Hallway

16'4" x 6'10" (4.99 x 2.09)

WC

6'3" x 2'10" (1.91 x 0.87)

Kitchen

10'10" x 20'1" (3.32 x 6.14)

Study / Bedroom

10'4" x 7'8" (3.16 x 2.34)

Bedroom

10'5" x 9'10" (3.20 x 3.00)

Bathroom

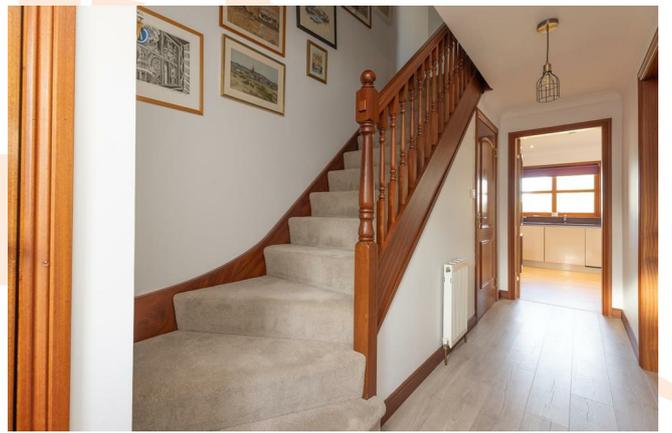
6'6" x 8'3" (2.0 x 2.52)

Master Bedroom

15'5" x 14'0" (4.70 x 4.27)

Ensuite

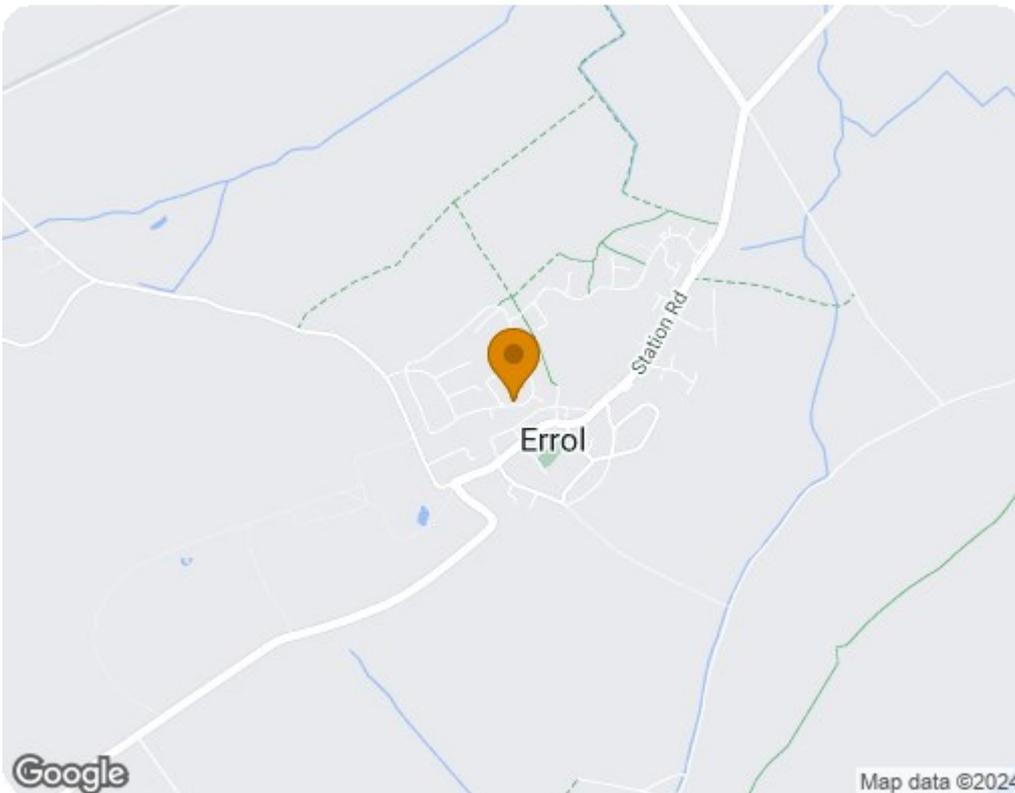
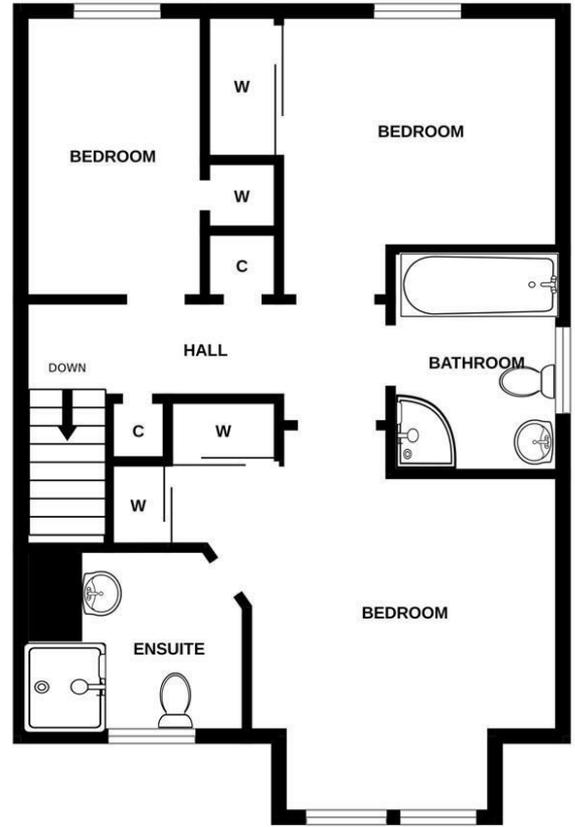
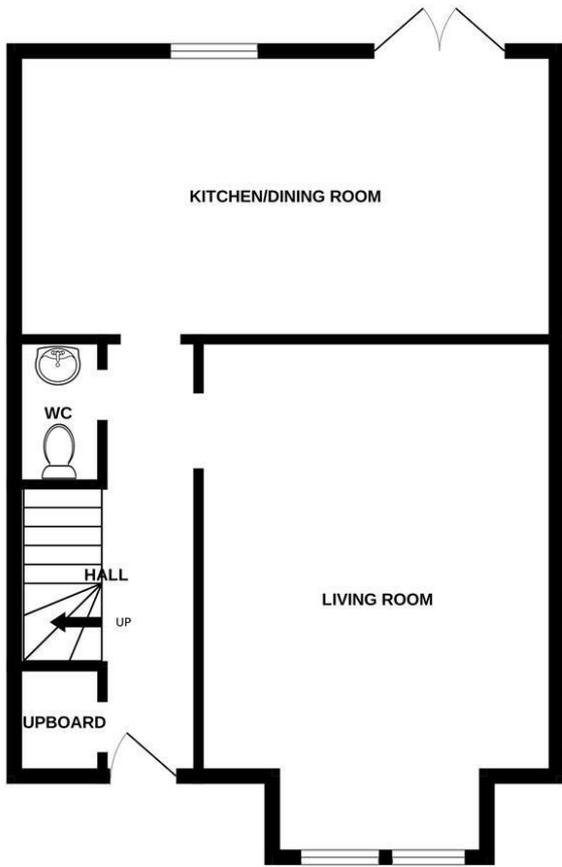
7'10" x 6'2" (2.39 x 1.90)





- Impressive Detached House
- Bright Front Facing Lounge
- Large Private Driveway & Garage
- Three Generous Bedrooms
- Stylish Open Plan Kitchen / Diner
- Well Maintained Rear Garden
- Modern Interior Throughout
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC