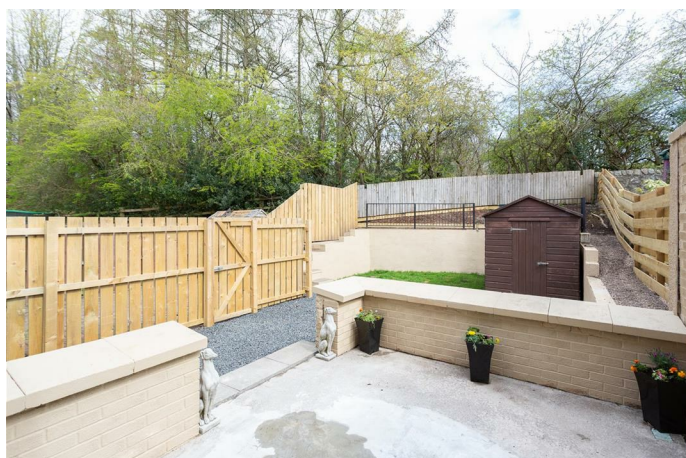


Simple Approach



**The Oaks Main Street, Perth  
Perthshire PH2 9NY**

**Offers over £169,950**

Simple Approach are delighted to bring to the market this stunning three bedroom semi-detached house situated in the sought after area of Glenfarg. This modern property comes to the market in immaculate condition throughout and comprises; a warm, welcoming entrance hall, a bright lounge leading to a modern open plan kitchen/dining area, which opens out onto a beautifully presented, good sized enclosed easily maintained garden with stunning patio area. Upstairs, there are three good sized, bright large bedrooms all of which has a built in wardrobe. The property benefits from oil central heating and double glazing throughout. This excellent property lends itself to a wide range of purchasers and would be an ideal home for any first-time buyer or growing family looking for a well-located property in immaculate move-in condition. The property is ideally located to take advantage of all local amenities and facilities. Viewing is absolutely essential to appreciate the overall package on offer for this property.

**Lounge**

16'3" x 13'3" (4.96 x 4.04)

**Kitchen/ Dining Room**

19'6" x 9'2" (5.96 x 2.81)

**Entrance Hallway**

6'9" x 5'4" (2.07 x 1.64)

**Shower room**

8'2" x 6'0" (2.50 x 1.85)

**Bedroom 1**

8'0" x 8'6" (2.45 x 2.61)

**Bedroom 2**

11'0" x 12'2" (3.36 x 3.72)

**Bedroom 3**

8'3" x 11'0" (2.52 x 3.37)

**Location**

The village of Glenfarg is home to a collection of properties of different sizes, styles and construction all leading up a hillside that runs parallel to the motorway for quick access to the larger Cities of both Perth & Edinburgh slightly further afield. Surrounded by high woodland and beautiful greenery at every turn, this beautiful village is everything the growing family looks for, with a host of its very own amenities such as a local shop and the reputable Arngask Primary School- all being around 15 minutes drive from Perth City Centre where further High Street shopping can be found. The catchment for Secondary schooling for this area is Kinross High School, which is set within easy reach.

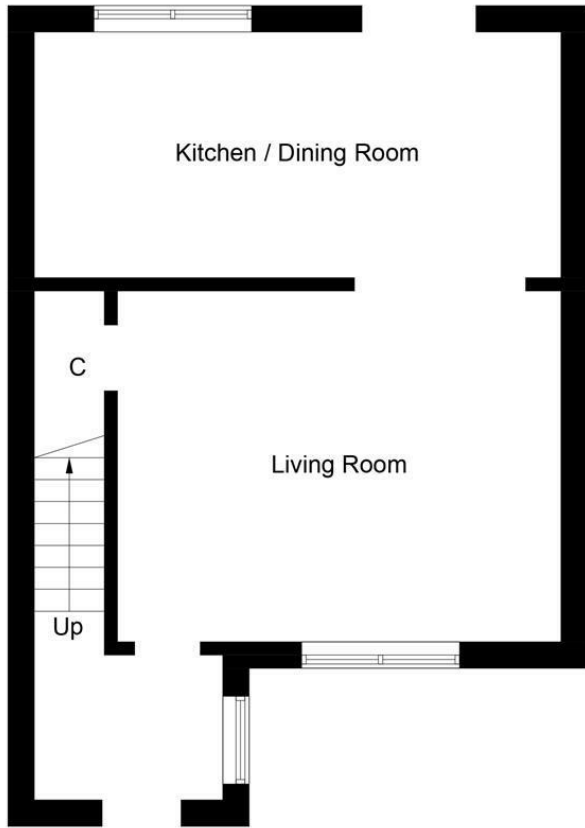




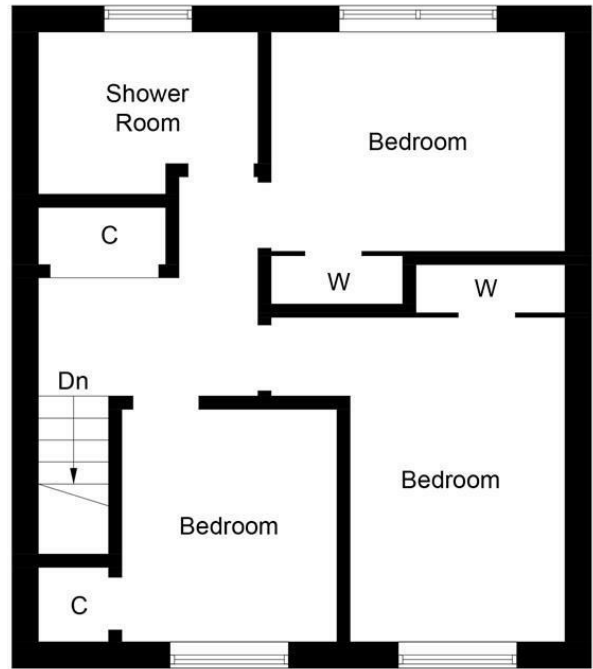


- Ideal Family Home
- Immaculate Move-in Condition Throughout
- Stunning Large Open Plan Kitchen Diner
- Modern, Fresh Family Bathroom And Shower Room
- Easily Maintained Garden To The Rear
- Parking To The Front
- Oil Central Heating And Double Glazing





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		