

Simple Approach



**3 Sandeman Court, Perth  
PH1 2RB**

**Offers over £133,950**



### 3 Sandeman Court, Perth, PH1 2RB

Simple Approach are delighted to welcome this well presented Bungalow on Sandeman Place to the residential market. Set in the heart of the popular area of Tulloch in Perth this property could not be better located for its locality to nearby amenities such as a large supermarket, convenience stores and other offices and shopping found within the Inveralmond Business Centre just a few minutes away. Comprising a bright and spacious lounge, a modern fitted kitchen, one double bedroom with a large fitted wardrobe and a spacious modern shower room.

This property offers all the living space required by any first time buyer, mature buyer looking for accommodation all on the one level or buy-to-let investor looking for a well-located home in move-in condition. This lovely property also boasts sought-after features such as its own private access to the front and back garden, gas central heating and double glazing.

Viewing is absolutely essential to appreciate the space and fantastic location on offer.

#### Lounge

10'0" x 19'10" (3.06 x 6.05 )

#### Kitchen

6'1" x 10'3" (1.87 x 3.13)

#### Bedroom

9'8" x 12'7" (2.95 x 3.84 )

#### Shower Room

6'5" x 6'11" (1.97 x 2.11)

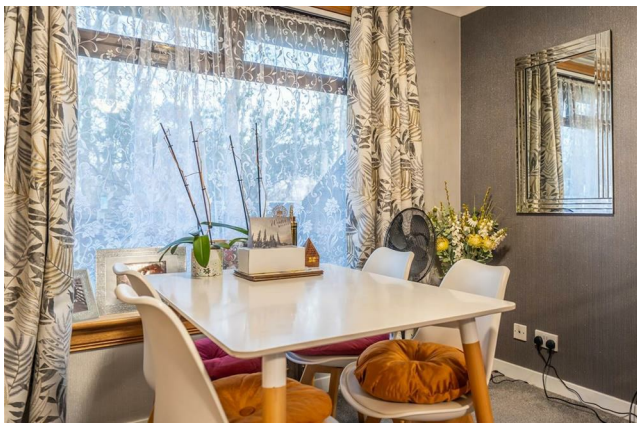
#### Storage Cupboard

3'6" x 3'4" (1.08 x 1.02)

2'3" x 6'2" (0.69 x 1.89)

#### Coat Room

3'2" x 3'5" (0.98 x 1.05)







- Sought After Move In Condition One Bedroom Bungalow
- Private Well Manicured Back Garden
- Own Back & Front Door
- Double Glazing & Gas Central Heating
- Residential Parking
- Very Close To A Bus Route & Local Amenities





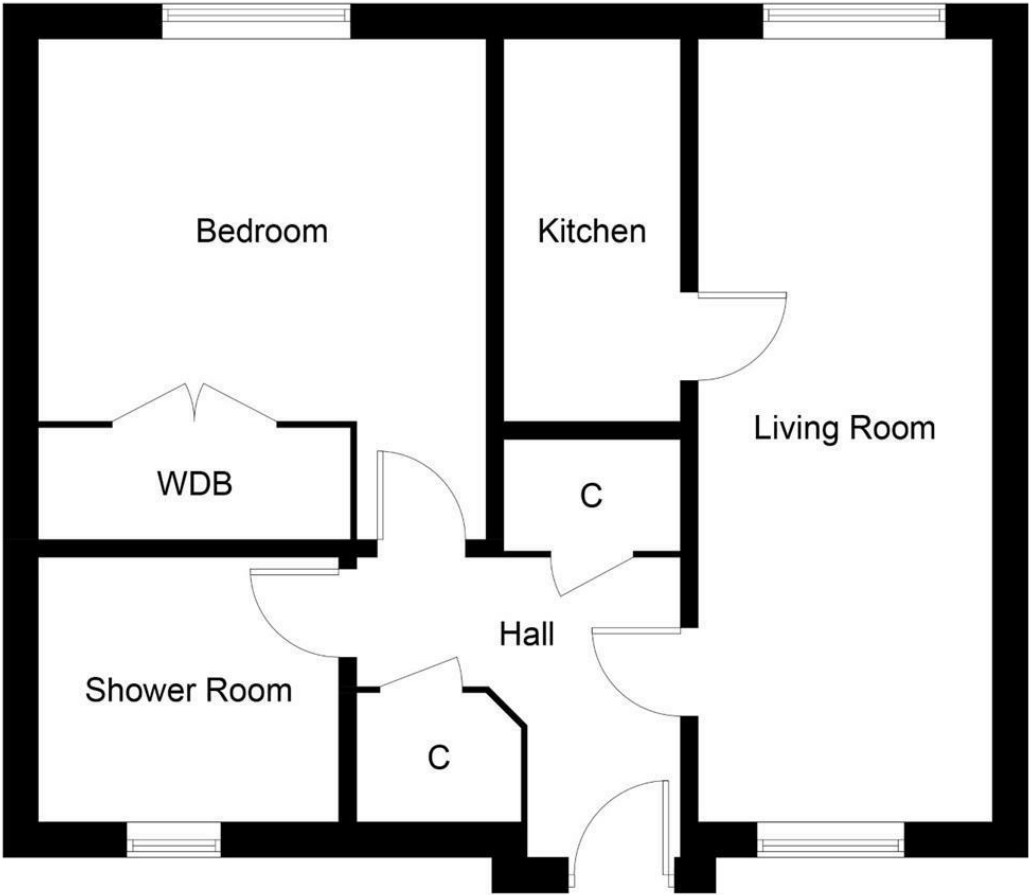
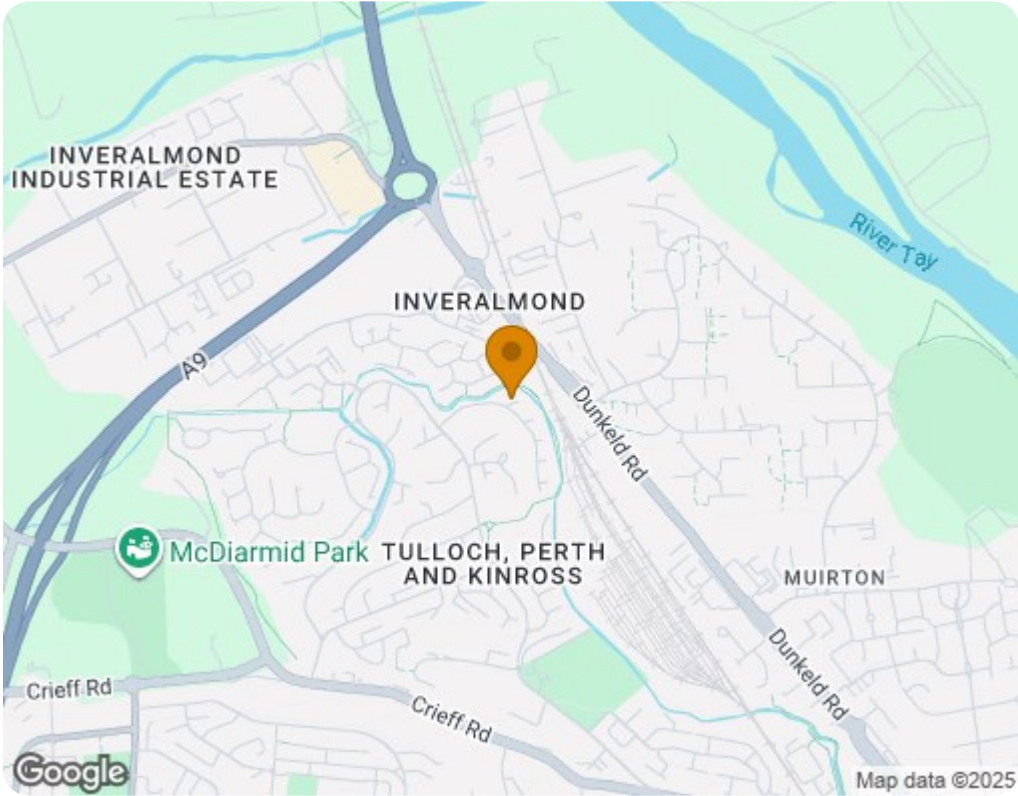


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1264021)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	76	81
(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		