

Simple Approach



Fingest Craige Knowes Road, Perth
Perthshire PH2 0BX

Offers over £222,950

Simple Approach are delighted to welcome this stunning mid terrace family home on Craigie Knowes Road to the Perthshire residential market. This beautifully presented property has been designed with contemporary style and held to a high standard by the current owner. Set within the heart of Craigie, this property benefits from being located in a desirable location, sought-after for its family-friendly qualities, without compromising locality to amenities found nearby and in Perth City Centre just a short drive away. Craigie Knowes Road enjoys spacious accommodation set across two floors, comprising of; a welcoming entrance hallway, a bright front facing lounge, stylish dining room, a modern fitted kitchen, two generous bedrooms and a chic family bathroom with a beautiful free standing bath. The property further benefits from sought after features such as gas central heating, double glazing, Single Garage, ample on street parking and a well manicured private rear garden. Craigie Knowes Road has so much to offer and is the ideal purchase for any first time buyer, small family or mature couple looking for a great amount of living space, seeking modern and peaceful living in a fantastic, highly sought-after area. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful home on offer at this exceptional property.

Lounge

12'0" x 10'8" (3.67 x 3.26)

11'1" x 15'3" (3.39 x 4.65)

Kitchen

8'4" x 7'9" (2.55 x 2.38)

Entrance Hallway

13'1" x 5'5" (4.01 x 1.67)

Dining Room

17'4" x 10'7" (5.30 x 3.23)

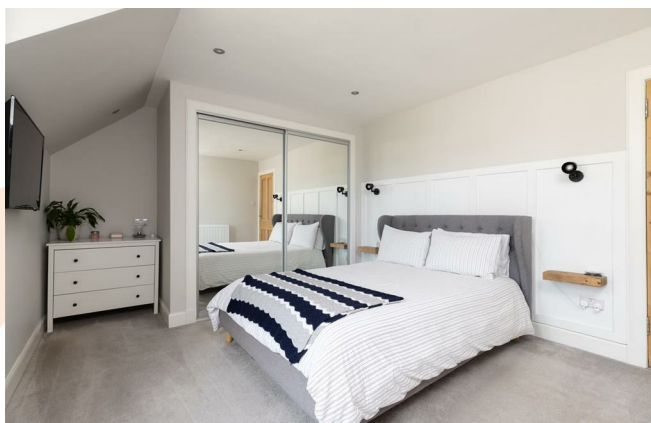
Bathroom

8'11" x 5'6" (2.72 x 1.68)

Bedroom

10'4" x 10'3" (3.15 x 3.14)

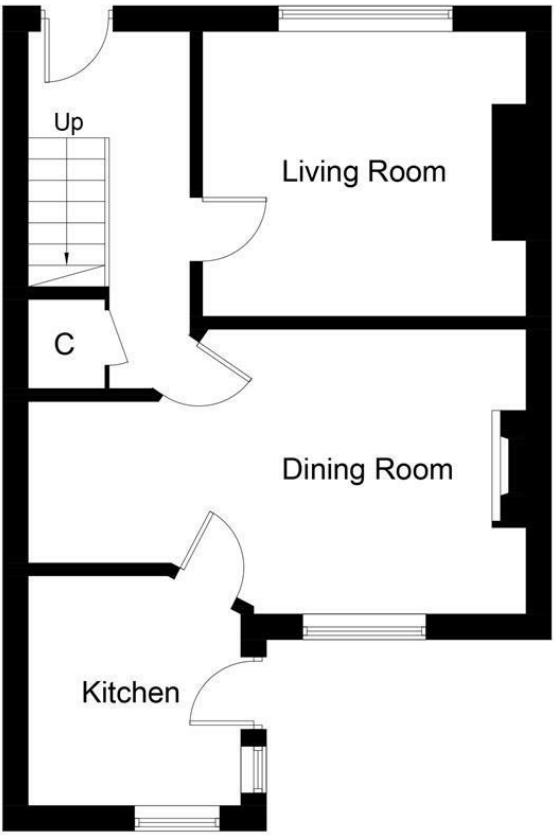
Bedroom



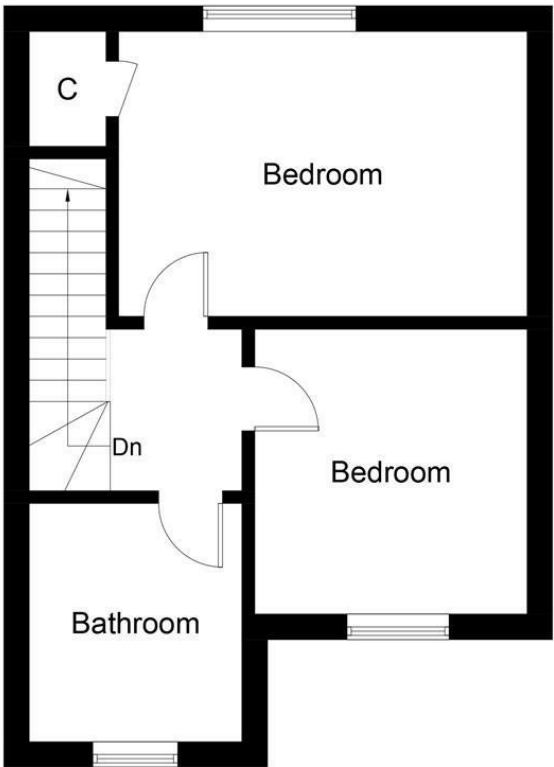


- Beautifully Presented Mid Terraced House
- Modern Fitted Kitchen
- Gas Central Heating & Double Glazing
- Well Manicured Private Rear Garden
- Two Generous Bedrooms
- Bright Front Facing Lounge
- Ample On Street Parking & A Garage To The Rear Of The Property
- Stunning Dining Room
- Stylish Interior Throughout
- Highly Sought After Craigie Location



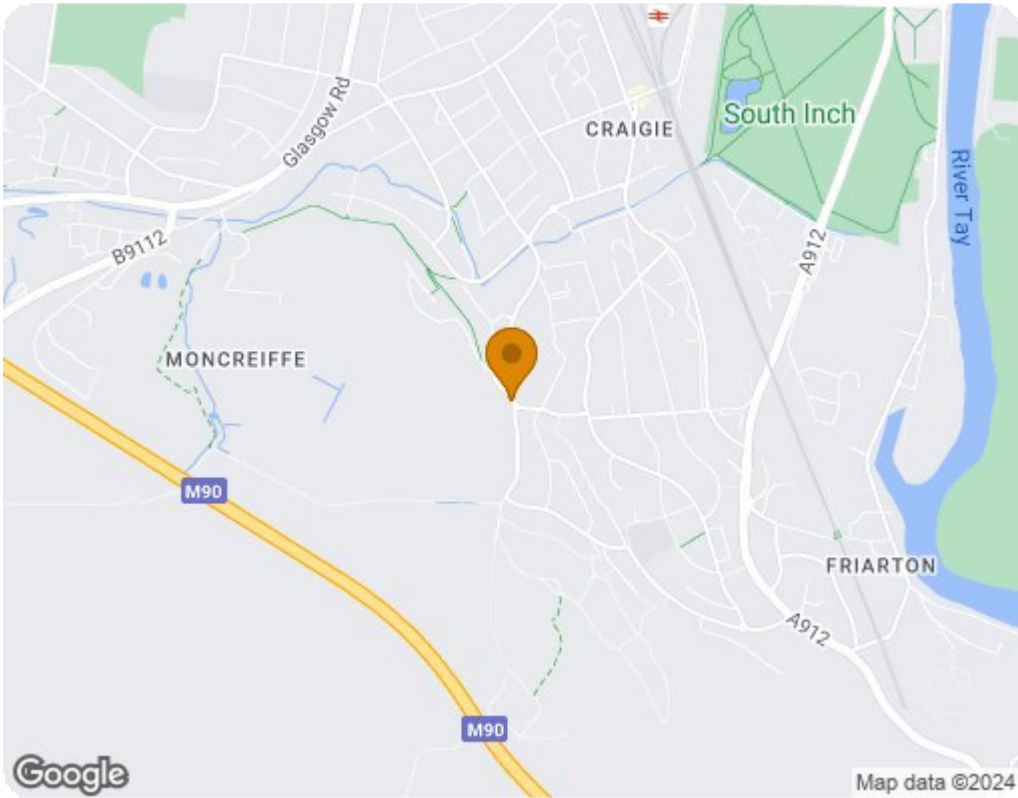







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1006971)



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
Scotland EU Directive 2002/91/EC 