

Simple Approach



**2 Woodside Crescent, Perth
PH2 0EN**

Offers over £187,950

Located in the desirable area of Woodside Crescent, Perth, this charming three-bedroom family home presents an excellent opportunity for those seeking a comfortable and spacious living environment. The property boasts a generous plot, providing ample outdoor space for family activities and potential landscaping projects.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for family gatherings or quiet evenings. The three well-proportioned bedrooms offer plenty of room for rest and relaxation, making it an ideal setting for families of all sizes. The shower room presents itself in a very modern condition.

One of the standout features of this property is the driveway, which accommodates up to four cars, ensuring convenience for families with multiple vehicles or guests. The location is particularly advantageous, as it is in close proximity to local schools and amenities, making daily life more convenient and enjoyable.

While some modernisation is needed, this home offers a fantastic canvas for those looking to add their personal touch and create their dream living space. With its prime location and spacious layout, this property is a rare find in a sought-after neighbourhood. Don't miss the chance to make this house your home.

Living Room

18'0" x 10'2" (5.51 x 3.11)

Kitchen

11'0" x 8'9" (3.36 x 2.69)

Bedroom One

13'9" x 10'5" (4.21 x 3.19)

Bedroom Two

8'9" x 13'1" (2.69 x 3.99)

Bedroom Three

8'11" x 13'0" (2.73 x 3.97)

Shower Room

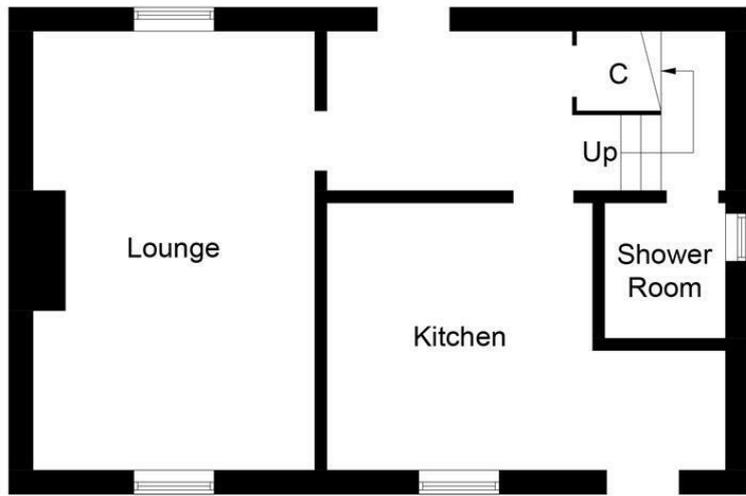
6'7" x 5'10" (2.03 x 1.78)



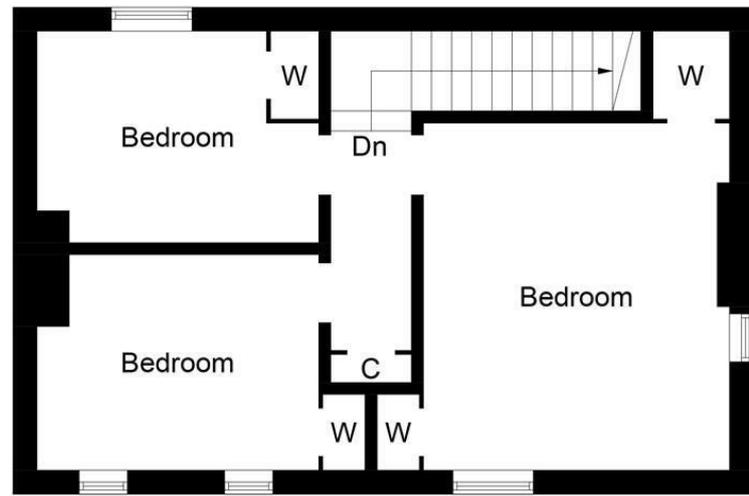


- Three Bedroom Family House In The Sought After Location Of Craigie
- Close To All Local Amenities
- Viewing Is Essential
- Very Large Plot With A Driveway For Four Cars
- Double Glazing And Gas Central Heating
- Do You Need A Mortgage Appointment Quickly? Call Simple Approach Mortgages Today!
- Three Double Bedrooms
- Modern Shower Room On The Ground Floor

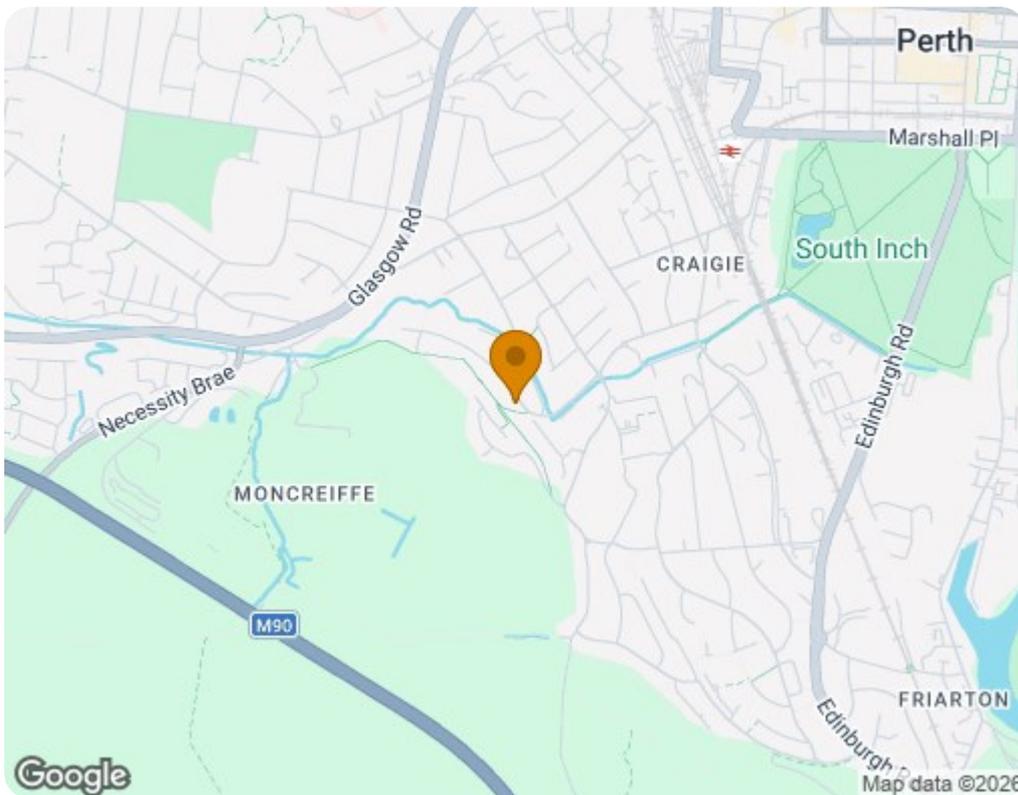




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
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