

Simple Approach



45 Elm Street, Perth
PH2 7SQ

Offers over £259,950

Simple Approach are pleased to welcome this beautifully presented, detached house on Elm Street to the residential market. Set within the ever desirable area of Errol, this lovely family home could not be better 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 comfortable and spacious accommodation throughout, comprising across the ground floor; a tastefully decorated front facing lounge, an open plan modern fitted kitchen / dining area and a downstairs WC. Upstairs the property enjoys three generous bedrooms all with fitted storage space, a master ensuite and a further 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 19'9" (3.92 x 6.03)

Kitchen / Dining Area

10'6" x 20'1" (3.22 x 6.14)

WC

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

Bedroom

7'8" x 10'6" (2.34 x 3.22)

Master Bedroom

15'5" x 14'0" (4.70 x 4.28)

Ensuite

7'8" x 6'0" (2.36 x 1.83)

Bathroom

8'3" x 6'6" (2.53 x 1.99)

Bedroom

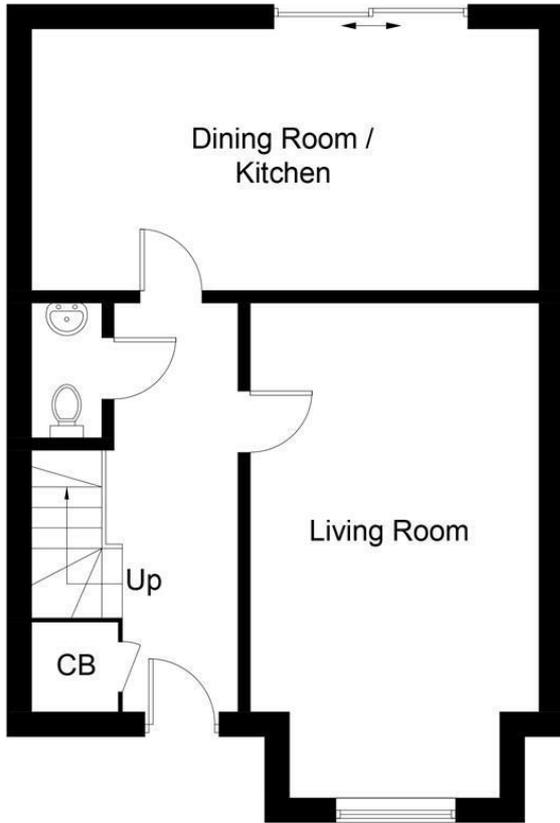
10'6" x 9'10" (3.22 x 3.00)



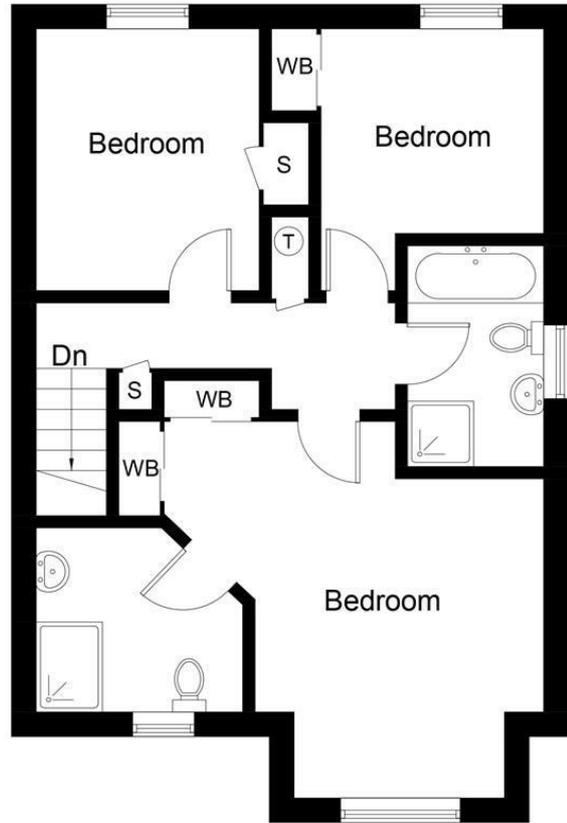


- Impressive Detached House
- Three Generous Bedrooms With A Master Ensuite
- Bright Front Facing Lounge
- Open Plan Kitchen / Dining Area
- Gas Central Heating & Double Glazing
- Private Driveway & Garage
- Well Manicured Rear Garden
- Desirable Errol Location



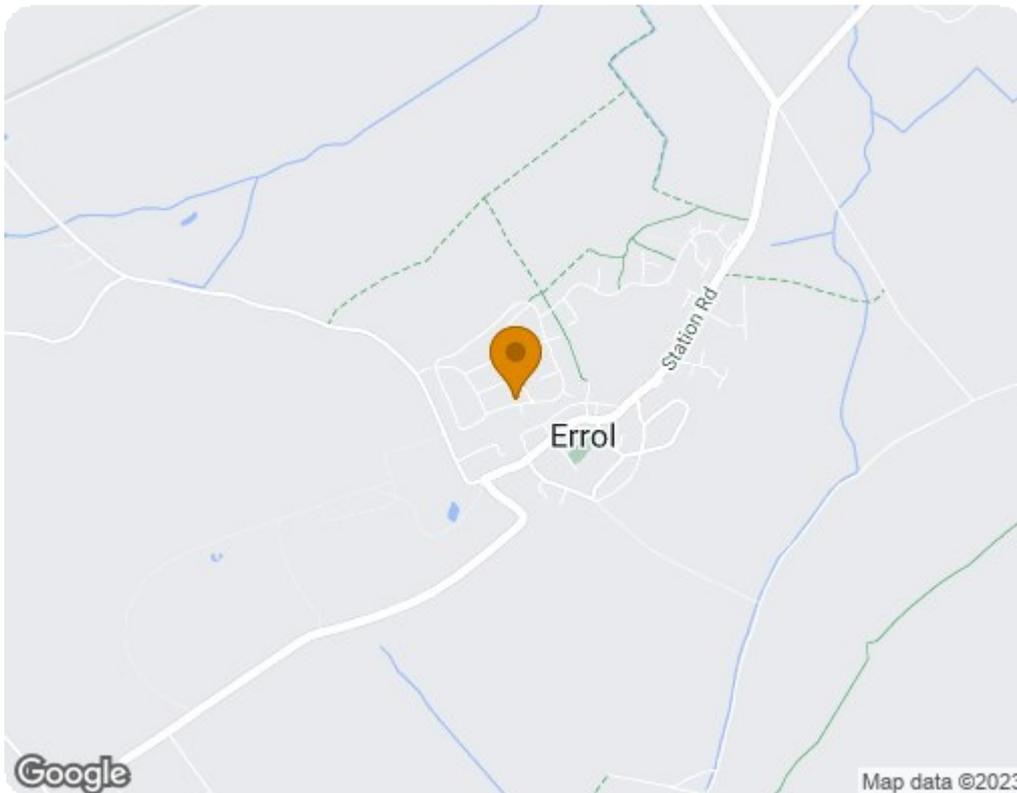


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1004629)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	77	
(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		86
(81-91) B	76	
(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