

Simple Approach



**55 South Inch Park, Perth
PH2 8BU**

Offers over £188,000

Simple Approach are pleased to welcome this newly refurbished, semi-detached house on South Inch Park to the Perthshire residential market. Enjoying an excellent location within walking distance to all local amenities found nearby, this lovely home lends itself to a wide range of buyers. This very well presented property has been freshly renovated and benefits from contemporary style throughout, comprising of a welcoming entrance hallway, bright front facing lounge, an attractive modern fitted kitchen, a dining area, two generous bedrooms both with fitted storage space and a fresh, stylish bathroom with shower over bath facility. South Inch Park enjoys many sought after modern comforts such as gas central heating, double glazing, a fully enclosed private rear garden and a driveway. This gorgeous home is the perfect purchase for any first time buyer or a small family looking for a well located home in great move in condition. Viewing is absolutely essential to appreciate the overall space on offer.

Lounge

14'10" x 11'3" (4.54 x 3.43)

Kitchen

7'2" x 9'1" (2.20 x 2.79)

Diningroom

9'2" x 6'11" (2.80 x 2.12)

Bedroom

7'11" x 5'5" (2.43 x 1.67)

Bedroom

11'1" x 8'8" (3.39 x 2.66)

Bedroom

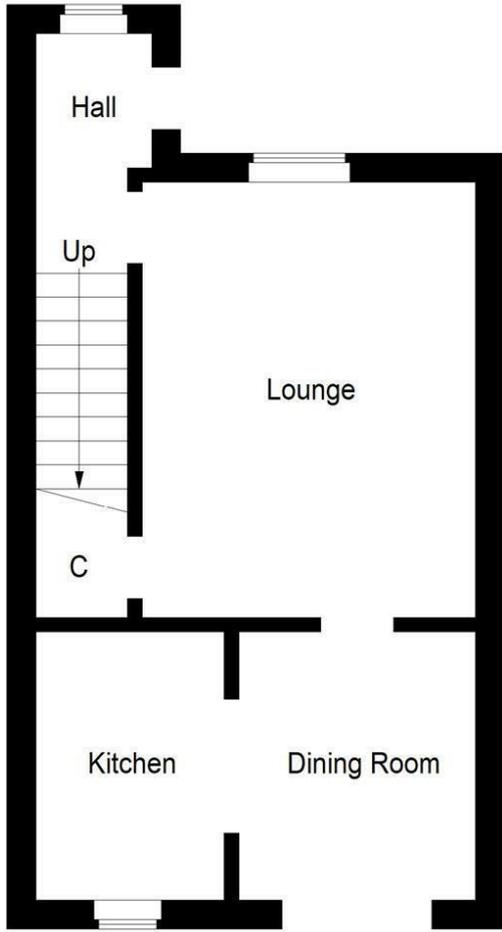
11'3" x 10'4" (3.44 x 3.16)



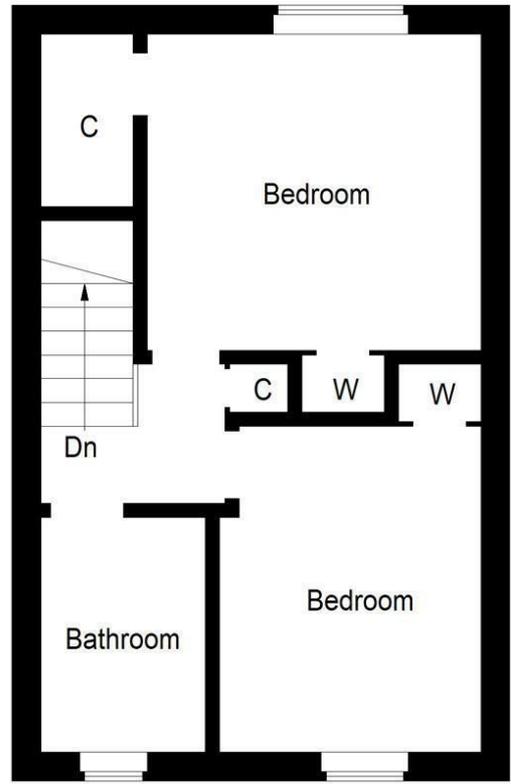


- Semi Detached House
- Stylish Modern Fitted Kitcehn
- Fully Enclosed Rear Garden
- Desirable Location
- Newly Refurbished To A High Standard
- Bright & Spacious Lounge
- Private Driveway
- Two Generous Bedrooms
- Chic Bathroom
- Gas Central Heating & Double Glazing

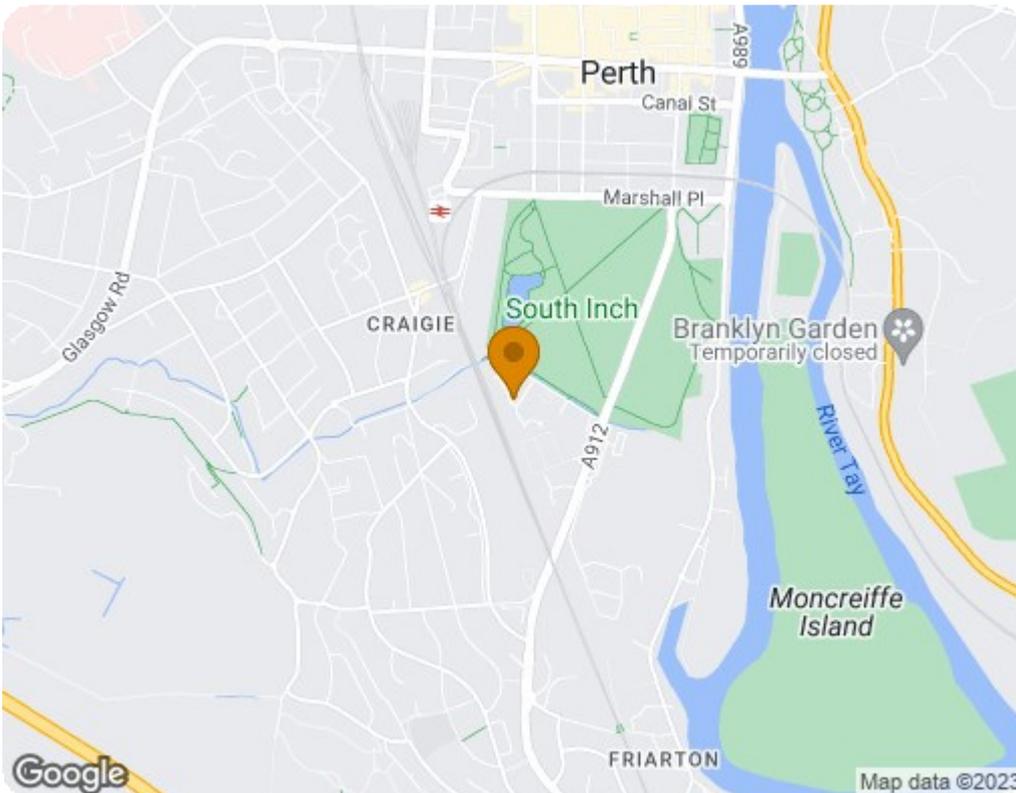




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(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		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		