



1 Ethel Moorhead Place, Perth, PH2 8FA
Offers over £192,500

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1 Ethel Moorhead Place Perth, PH2 8FA

- Modern semi-detached villa
- Generous lounge
- Gas central heating
- Off-street parking
- Presented in excellent condition
- 3 bedroom 1 en-suite
- Attractive dining kitchen
- Double glazing
- Private rear garden
- Easy access to motorway & city centre

CLOSING DATE SET FOR TUESDAY 21ST SEPT AT 12NOON

This attractive 3 bed semi-detached villa is presented in excellent condition and boasts bright and generous accommodation throughout. It also comes with the added benefits of modern double glazing, gas central heating, off-street parking and a favourable position within the street, resulting in a very private rear garden.

The property is entered into a hallway with access into a handy cloakroom WC and an impressive lounge with provides floorspace for various items of furniture. Off the lounge there is a superb dining kitchen fitted with a modern range of base and wall units and also has double doors leading out into the rear garden. On the first floor there is a landing, a fresh bathroom and three bedrooms - the master bedroom also has its own en-suite shower room.

To the front of the property there is a small area of lawn and a driveway providing off-street parking. The garden to the rear is enclosed by wall/fencing and consists of a generous area of lawn, planted borders and a slabbed patio with space for seating.

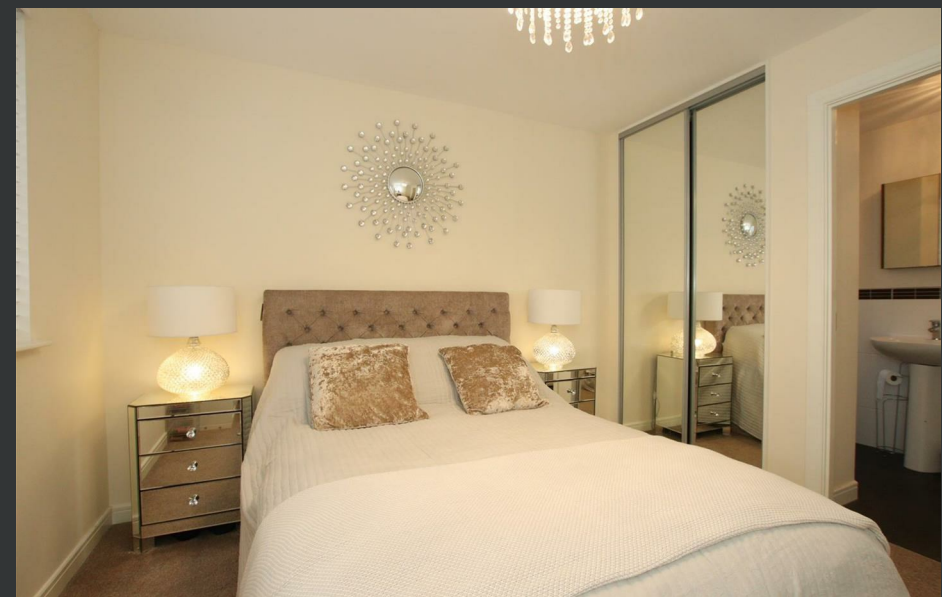
Offers over £192,500

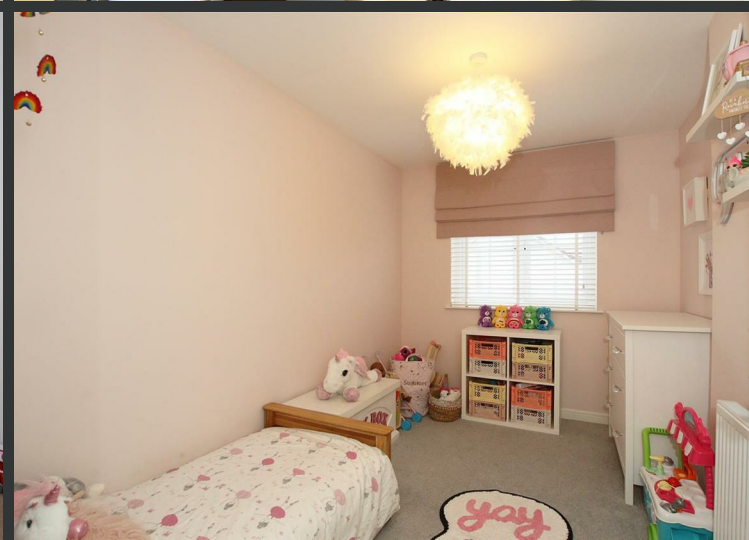




Location

The property enjoys a peaceful location within the development and offers easy access onto the M90 motorway, Bridge of Earn and into the City Centre. Also closeby there is a bus route, supermarket and primary schools as well as some picturesque walks at Moncreiffe Hill.







Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 82 | 93 |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| 83 | 94 |

Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

