

Simple Approach



6 Hayfield Road, Perth  
PH2 9NP

Offers over £217,000

Simple Approach are pleased to welcome this very well presented, semi detached bungalow on Hayfield Road to the Perthshire residential sales market. Set within the ever desirable area of Glenfarg, this lovely home offers spacious accommodation set across one accessible floor, comprising a welcoming entrance hallway, a front facing lounge with a wood burning stove feature, a stylish modern fitted kitchen, dining room and a shower room. Practical attributes include oil fired heating and double glazed windows throughout. Externally this property sits on a generous plot of land with well manicured garden grounds to the front and rear along with a large private driveway and garage. The property is ideally placed to take advantage of all the amenities close to hand such as the primary school, local shops and the a local bus stop just a short walk away. Viewing is absolutely essential to appreciate the overall space and superb location on offer here at Hayfield Road, Glenfarg.

**Lounge**

16'5" x 11'3" (5.01 x 3.44)

**Kitchen**

12'9" x 8'2" (3.89 x 2.51)

**Dining rea**

12'5" x 8'6" (3.79 x 2.6)

**Bedroom 2**

11'11" x 10'1" (3.65 x 3.09)

**Showerroom**

3'3",255'10" x 4'11" (1,78 x 1.50)

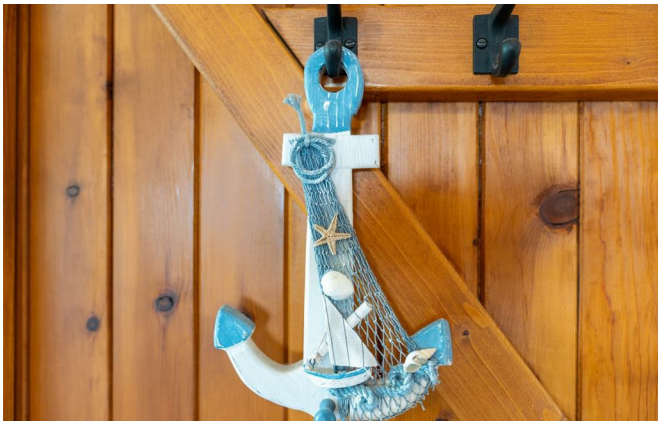
**Master Bedroom**

12'10" x 9'10",216'6" (3.93 x 3,66)





- Semi Detached Bungalow
- Wood Burning Stove
- Oil Fired Heating & Double Glazing
- Peaceful Location
- Two Generous Bedrooms
- Stylish Fitted Kitchen
- Sizeable Driveway & Garage
- Bright Front Facing Lounge
- Dining Room
- Well Manicured Garden



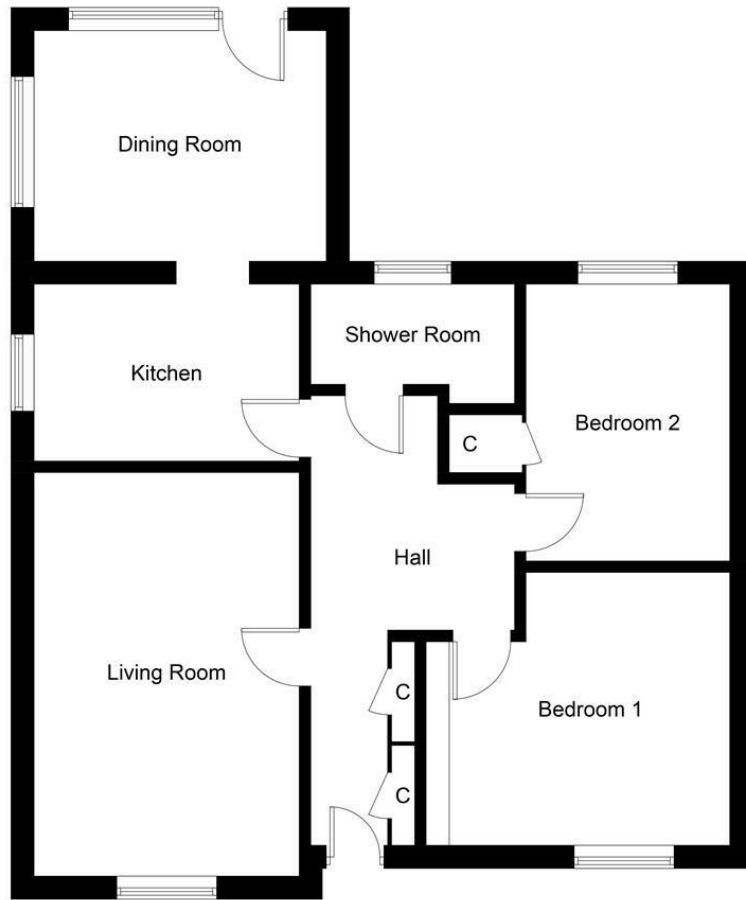


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068483)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>73</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC