

Simple Approach



**2 Sandeman Court, Perth
PH1 2RD**

Offers over £122,000

Simple Approach are delighted to welcome this well presented property on Sandeman Place to the residential market. Set in the heart of the popular area of Tulloch in Perth this property could not be better located for its locality to nearby amenities such as a large supermarket, convenience stores and other offices and shopping found within the Inveralmond Business Centre just a few minutes away. Comprising a bright and spacious lounge, a modern fitted kitchen, a double bedroom with fitted wardrobes, a bathroom with shower over bath facility. This property offers all the living space required by any first time buyer or buy-to-let investor looking for a well-located home in move-in condition. This lovely property also boasts sought-after features such as its own private access to the front, back garden, gas central heating and double glazing. Viewing is absolutely essential to appreciate the space and fantastic location on offer.

Lounge

19'8" x 10'0" (6 x 3.07)

Kitchen

10'2" x 6'2" (3.10 x 1.90)

Main Bedroom

9'7" x 10'3" (2.94 x 3.13)

Family bathroom

6'4" x 6'10" (1.94 x 2.10)





- Sought After Move In Condition One Bedroom Bungalow
- Private Well Manicured Back Garden
- Own Back & Front Door
- Close To All Local Amenities
- Residential Parking
- Double Glazing & Gas Central Heating



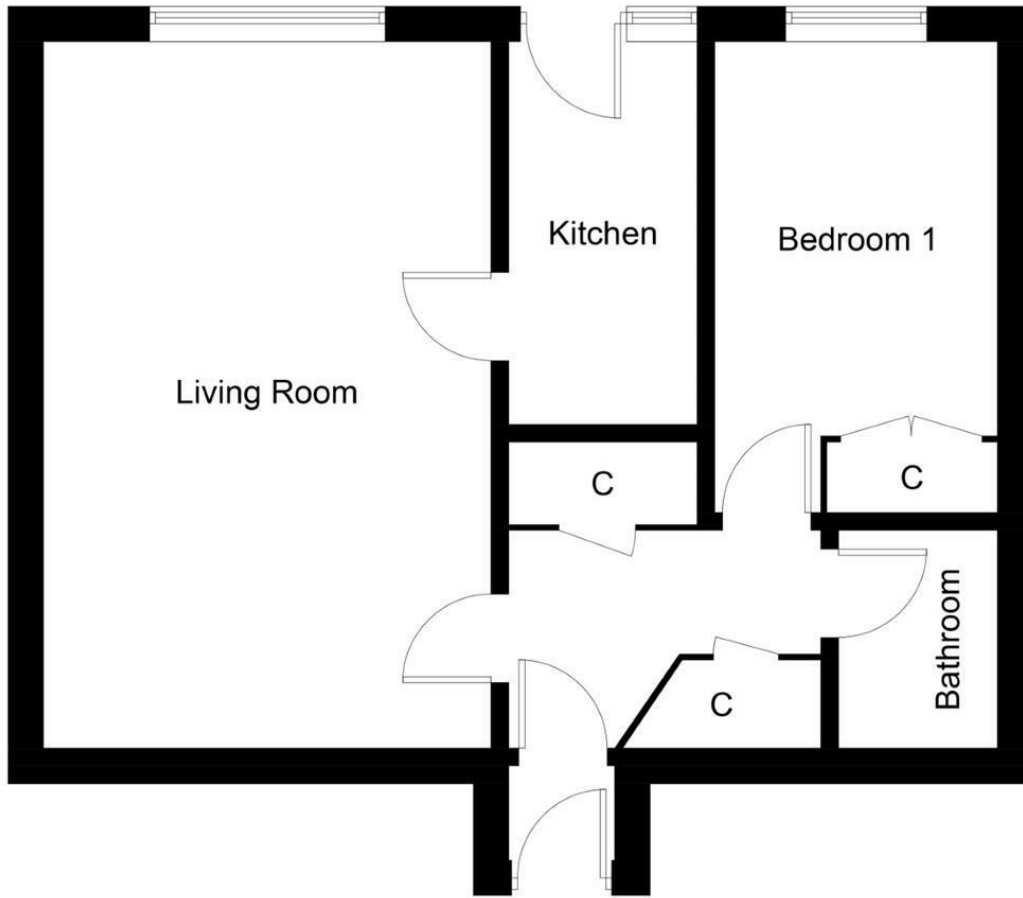
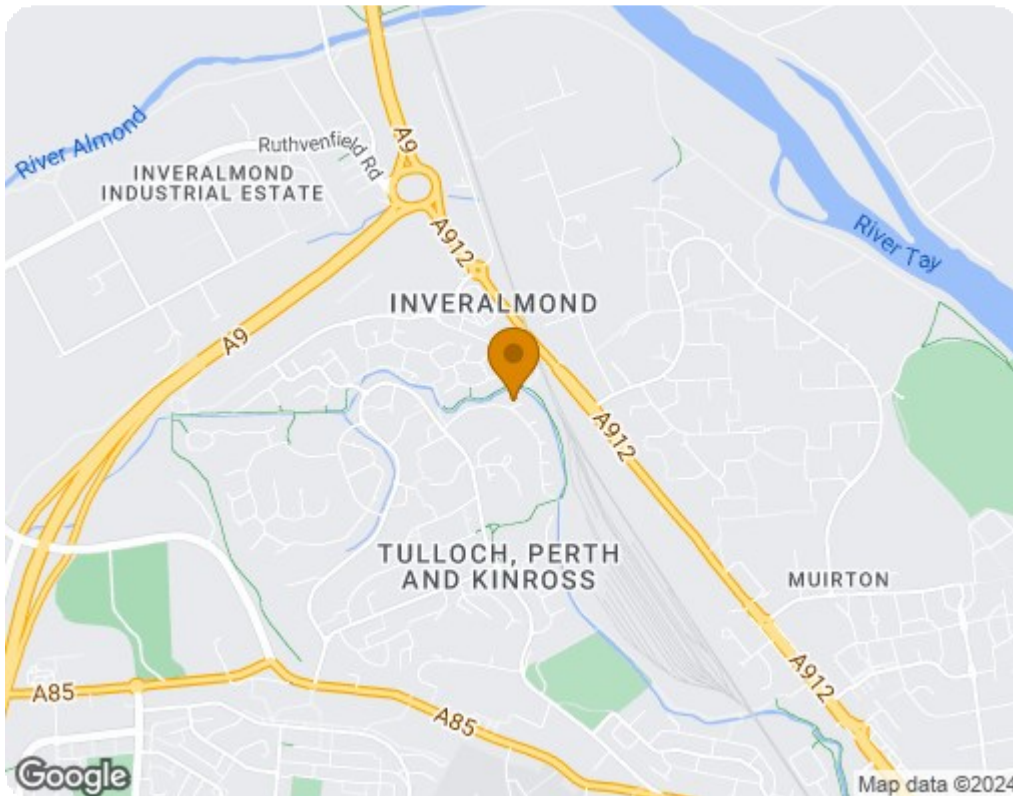


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073340)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(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			91
(81-91) B			
(69-80) C		73	
(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	