

Simple Approach



8 Church Street, Perth
PH1 2BB

Offers over £197,000

Simple Approach are excited to welcome this immaculately presented and well proportioned semi-detached house on Church Street to the residential market. Set in a peaceful cul-de-sac close to the City Centre this stunning family home is ideally placed to take advantage of reputable schools, shops and all amenities found on the High Street and various Retail Parks all situated just minutes away. This property comes to the market in move-in condition throughout, comprising a bright and spacious lounge and fully fitted kitchen through to a sun room looking over the rear garden. On the upper floor there are three double bedrooms, and a modern family bathroom with shower over bath facility offering all the accommodation required by any growing family or first time buyer. Viewing is absolutely essential to appreciate the high quality of fixtures and finishings as well as the excellent location on offer with this great family home.





- Three Bedroom, Semi-Detached House
- Private Driveway and Garage
- Sizable Garden
- Modern Bathroom
- Move-In Condition Throughout
- Close To All Local Amenities
- Gas Central Heating And Double Glazing



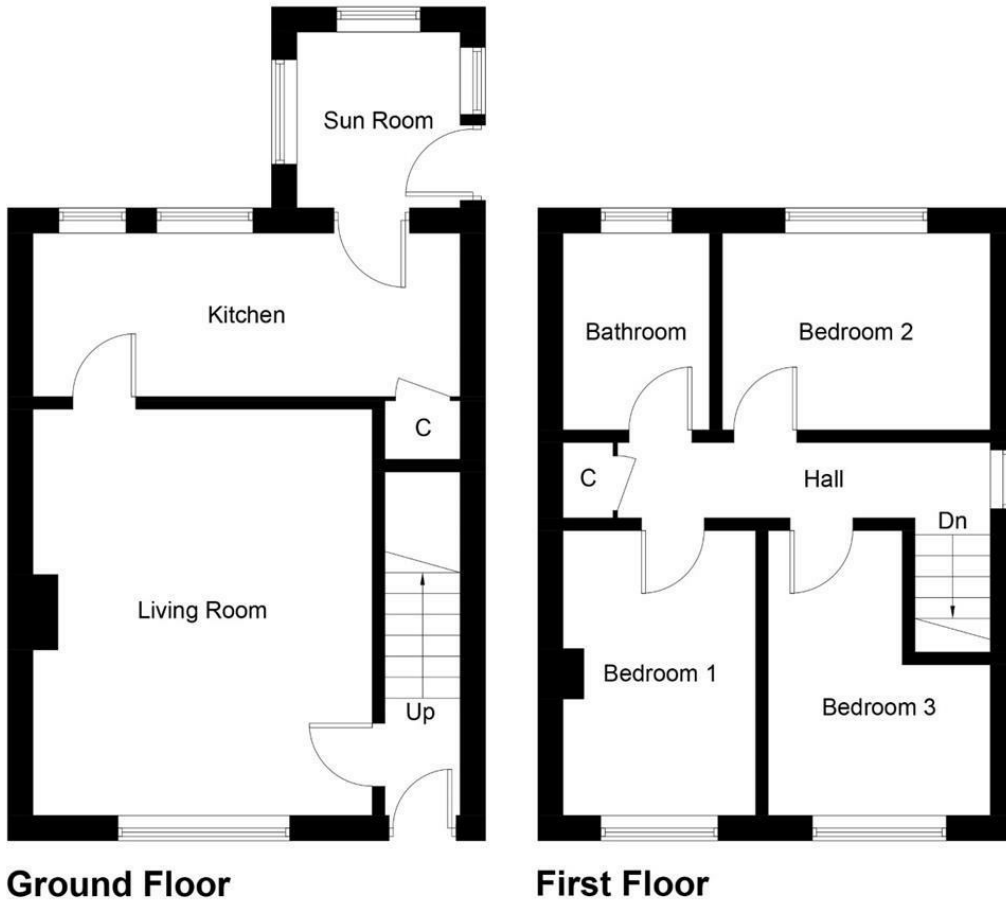
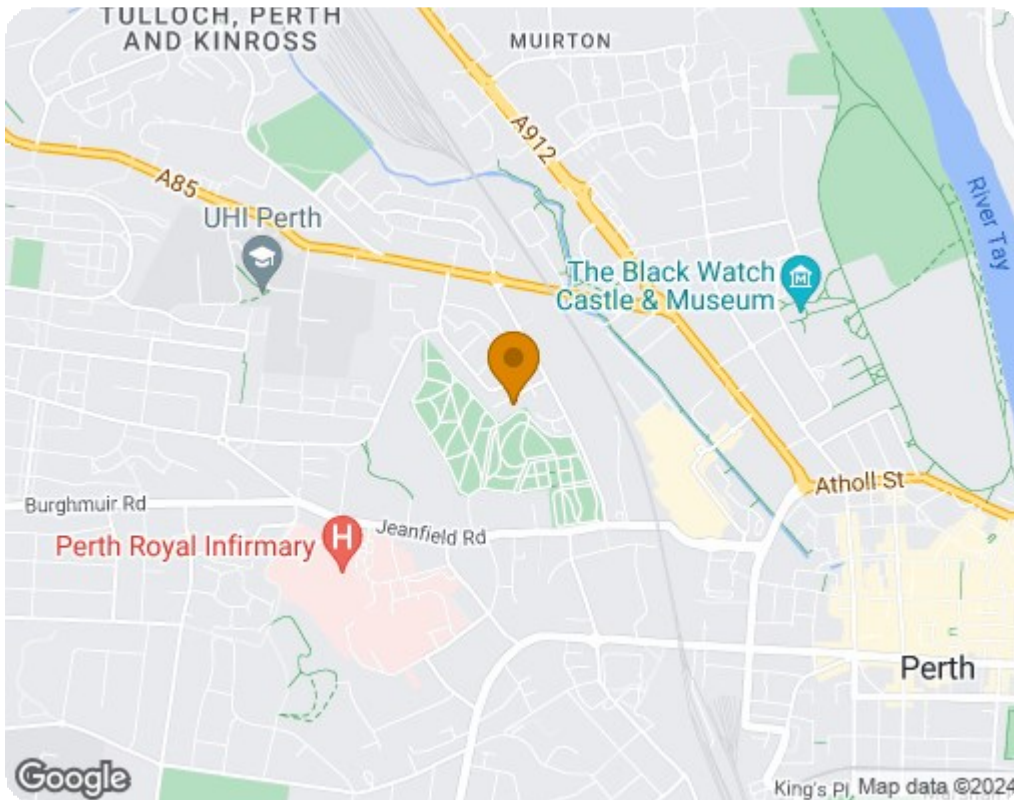


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069455)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(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		84
(81-91) B		
(69-80) C	60	
(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		