

Simple Approach



**14 Verena Terrace, Perth
PH2 0BZ**

Offers over £197,950

Simple Approach are pleased to welcome this semi detached house on Verena Terrace to the Perthshire residential sales market. Set within a highly sought after location, this lovely property could not be better situated to take advantage of all local amenities along with being just a short distance away from Perth City Centre. The accommodation is generous and set across two floors, comprising of; a bright and spacious lounge, good sized kitchen, a dining room, two generous bedrooms with a master ensuite and a further main bathroom completes this home. Practical attributes include gas central heating and double glazing throughout. Externally the property enjoys sought after features such as a large private driveway and a fully enclosed private rear garden. Viewing is essential to appreciate the overall size and excellent location on offer here at Verena Terrace, Perth.

Lounge

14'7" x 11'6" (4.47 x 3.52)

11'0" x 7'8" (3.36 x 2.35)

Kitchen

10'3" x 6'5" (3.14 x 1.97)

Dining Area

11'0" x 10'10" (3.36 x 3.31)

Main Bathroom

8'10" x 6'5" (2.70 x 1.97)

Bedroom One

11'1" x 12'3" (3.40 x 3.74)

Ensuite

6'2" x 3'7" (1.89 x 1.11)

Bedroom Two



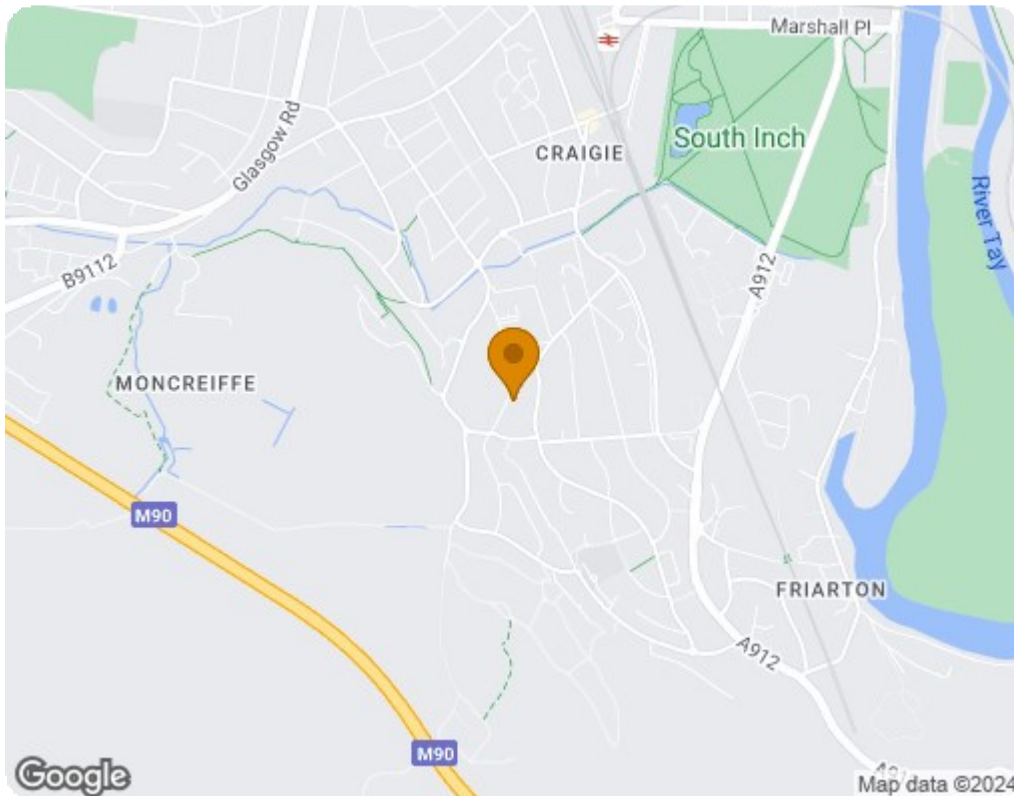


- Semi Detached House
- Bright & Spacious Lounge
- Large Private Driveway
- Two Generous Bedrooms
- Sizeable Kitchen
- Highly Sought After Location
- Master Ensuite
- Gas Central Heating & Double Glazing





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073926)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C	57	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		