

PERTH



19 SOUTH INCH PARK

**SEMI DETACHED TWO STOREY DWELLINGHOUSE IN POPULAR CUL-DE-SAC
LOCATION FRINGING THE CITY CENTRE
(A & J STEPHEN-BUILT "BEN ARMINE")**

ACCOMMODATION

HALL

GENEROUS LOUNGE

ADJOINING DINING AREA

ROOMY AND WELL EQUIPPED KITCHEN

UPPER LEVEL

TWO DOUBLE BEDROOMS WITH IN-BUILT

STORAGE

BATHROOM



OFFERS OVER £145,000

FEATURES

PLEASANT RESIDENTIAL CUL-DE-SAC LOCATION FRINGING THE SOUTH INCH PARK LAND AND WITHIN EASY WALKING DISTANCE OF THE CITY CENTRE NEARBY

GAS CENTRAL HEATING DOUBLE GLAZING GARAGE AND PARKING

NEATLY ENCLOSED SUN-TRAP GARDEN TO REAR

GENERAL DESCRIPTION

The subjects comprise a pleasantly proportioned modern semi-detached two-storey dwellinghouse. It is well positioned within a popular residential cul-de-sac, which fringes the South Inch Park land. Indeed the convenience of the location also enables easy access to the city centre nearby.

Built by well reputed local builders, A & J Stephen Ltd., to their "Ben Armine" specification, the property offers comfortable and easily maintained accommodation, and is presented in very good order throughout. The ground floor living apartments include a generous lounge, open-plan dining area off, and also a well equipped kitchen, with all appliances also being included in the sale. Two good double bedrooms are contained within the upper level, each with in-built storage, and also a bathroom with over-bath shower attachment. The property is warmly enhanced with natural skirtings and facings and corniced ceilings throughout. All windows are double glazed, and central heating is provided by a gas-fired radiator system.

There is a small, stone border to the front, and parking conveniently adjacent to the garage positioned off the west-most gable end. The garden to the rear is south facing and forms a most pleasant sun trap. It is neatly enclosed, overlooked by the kitchen, and accessed off the dining area. It is lawned for ease of maintenance and includes also a rotary clothes dryer and mature trees. There is also small additional area of lawned garden off the west-most gable end. The garage pertaining to the subjects is the first (left-most) of a block of four conveniently adjacent. Viewing is well recommended.

ACCOMMODATION

Hall 8'0" x 4'3"/2.45m x 1.31m
L-shaped. Quality storm door. Window enhancing natural lighting, and low-level cupboard below with display shelf over. Natural staircase off to upper level, and access right

Lounge 14'9" x 11'3"/4.52m x 3.44m
Bright, pleasantly proportioned, and with a useful walk in under-stair cloak/storage cupboard, with coat hooks, electric light, and housing also the electrical meters. Halogen corner spotlighting under dimmer control. TV and telephone points. Archway to:



Dining Area 9'8" x 7' 0"/2.96m x 2.15m
South patio doors overlooking the garden to the rear and beyond. Forming a sizeable L-shaped overall with the lounge off. Archway conveniently to:



Kitchen 9'0" x 7'2"/2.77m x 2.20m
Roomy and well equipped kitchen fitted with medium oak cabinets and contrasting work-surface areas, south window overlooking the garden to the rear. 1 1/2 basin sink unit, base and wall cabinets, connection for gas or electric cooker, plumbing for AWM. Halogen spotlighting.
In-built appliances included will be the electric oven, gas hob, extractor hood, AWM, and also the larder fridge.
NB No appliances tested, therefore, none warranted.



Upper Level

L-shaped, landing. Cupboard housing the CH boiler unit with integrated control. Ceiling hatch to very well insulated and centrally floored storage loft. Smoke and carbon monoxide detectors. From the right:

Bedroom 1 11'6" x 10'10"/8.52m x 3.32m

Generous double bedroom with pleasant frontal outlook over the cul-de-sac and towards the South Inch Park tree-line beyond. There is an in-built wardrobe, and additional walk-in over-stair cupboard, with electric light.

Bedroom 2 11'2" x 8'10"/2.42m x 2.70m

Also double-size in proportion and enjoying an open south aspect over the garden to the rear and towards the rise of Craige beyond. In-built wardrobe cupboard.

Bathroom 8'0" x 5'6"/2.46m x 1.70m

Appointed with 3 piece Ideal Standard suite, including bath screen and over-bath shower attachment. Mirror with shaver light over. Extractor fan. Natural light from window.

Garage 16'2" x 8'0"/4.95m x 2.45m

Substantial garage of traditional brick-built and pitched-roof construction, including quality up and over door and power and light supply.

Services

Gas, electricity, mains water and drainage, telephone. The Postal code is PH2 8BU

Burdens

Council Tax band is category 'D'

Extras

The fitted carpets and floorcoverings and also the kitchen appliances, as specified, will remain.

Viewing

Strictly by appointment through the selling agents
 Condie Solicitors and Estate Agents
 Property Department
 77 George Street PERTH PH1 5LF
 Tel: **01738-441124** Fax: 01738-441131
 e-mail property@condies.co.uk

NB Should you wish to make an appointment to view the property when this office is closed, then please simply contact PSPC on **01738-635301**.

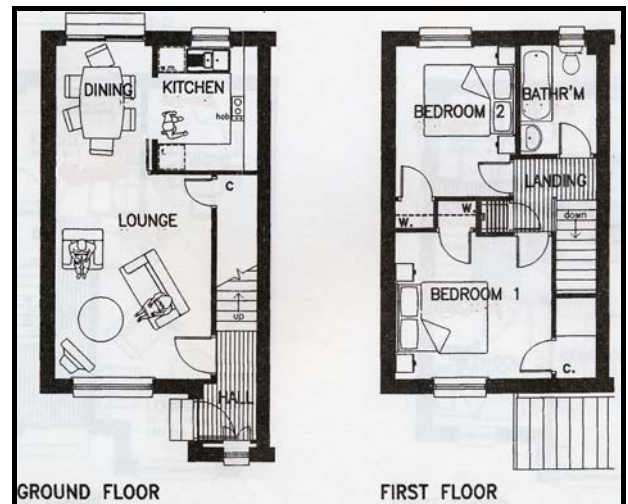
The Perthshire Solicitors' Property Centre provides a 7 day service and is open also 9am-4pm on Saturday. A Sunday telephone service is available between 12-3pm.

Directions:

From the town centre proceed south down Edinburgh Road. At the pedestrian crossing, which fringes the South Inch, turn right into South Inch Terrace. Continue for 250 yards, or so, passing the South Inch Court apartment blocks. Take the next left into South Inch Park. 50 yards or so on turn right into the west-most section of the cul-de-sac. No 19 is the last house on the left, just before the garage block.



Approximate Layout: but mirrored version



IMPORTANT

We endeavour to make our sales particulars accurate and reliable.

They have been prepared in good faith, but are intended for guidance purposes only and do not form part of any contract to sell.

Please do not hesitate to contact this office should you wish to discuss any item of interest or importance, particularly if you are contemplating travelling some distance to view the property. Room sizes have been taken by an electronic measuring device to give an indicative approximate size only.

