

Simple Approach



**46 Oakbank Crescent, Perth  
Perthshire PH1 1DF**

**Offers over £268,000**

Simple Approach are delighted to welcome this generously proportioned, well presented Bungalow on Oakbank Crescent to the Perthshire residential market. This detached family home comes to the market in good condition throughout, having been maintained to a high standard by the current owners. Boasting all the living space needed by any growing family, this property comprises a bright and spacious lounge, three generous bedrooms two of which have useful fitted storage space, a good sized kitchen with back door access to the rear garden and fresh white shower room completes this family home. Benefiting from sought-after features such as being set on a sizeable plot of land, including a large private driveway, an idyllic family garden to the rear, alongside modern comforts such as gas central heating and double glazing. This property has great possibility for extending up or out the way to create even more living space. Viewing is absolutely essential to appreciate the overall space and quality of property on offer, as well as the idyllic location here at Oakbak Crescent.

**Lounge**

11'6" x 13'9" (3.51 x 4.21)

**Kitchen**

8'10" x 8'11" (2.71 x 2.73)

**Diningroom/ Bedroom**

**Bedroom**

10'11" x 13'3" (3.35 x 4.05)

**Bedroom**

12'11" x 9'5" (3.95 x 2.88)

**Bathroom**

5'6" x 6'5" (1.68 x 1.97)

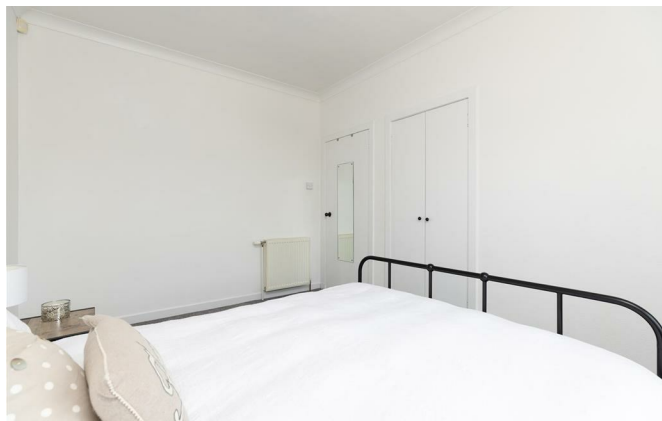
**Porch**

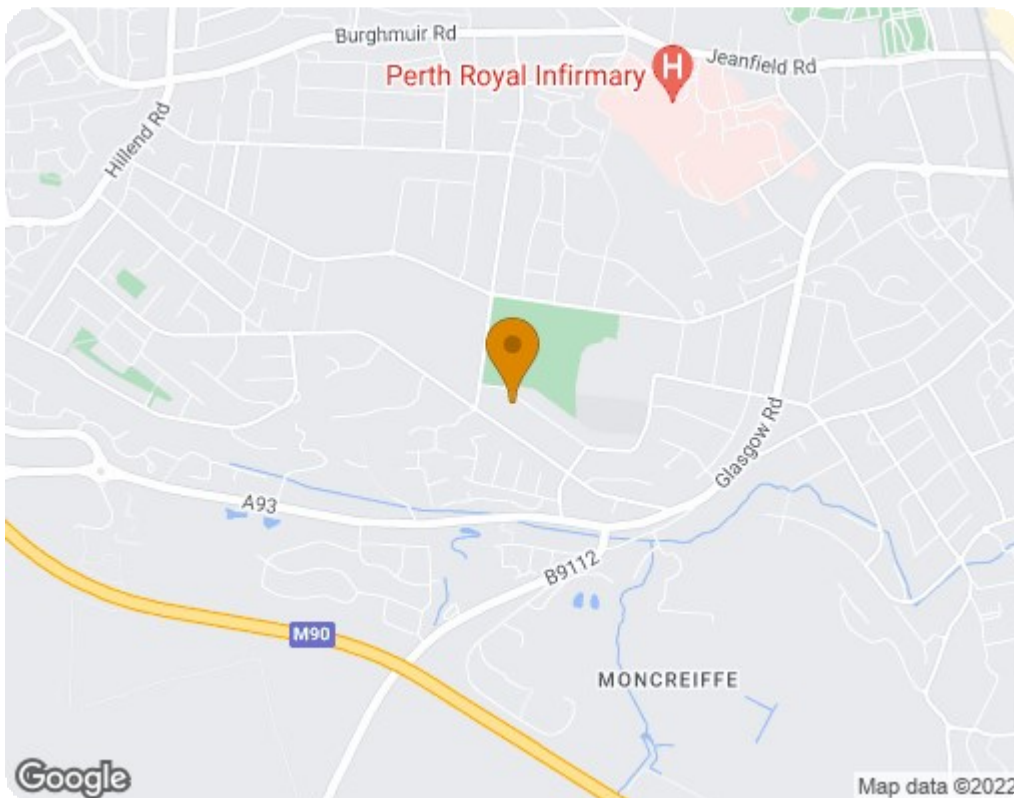
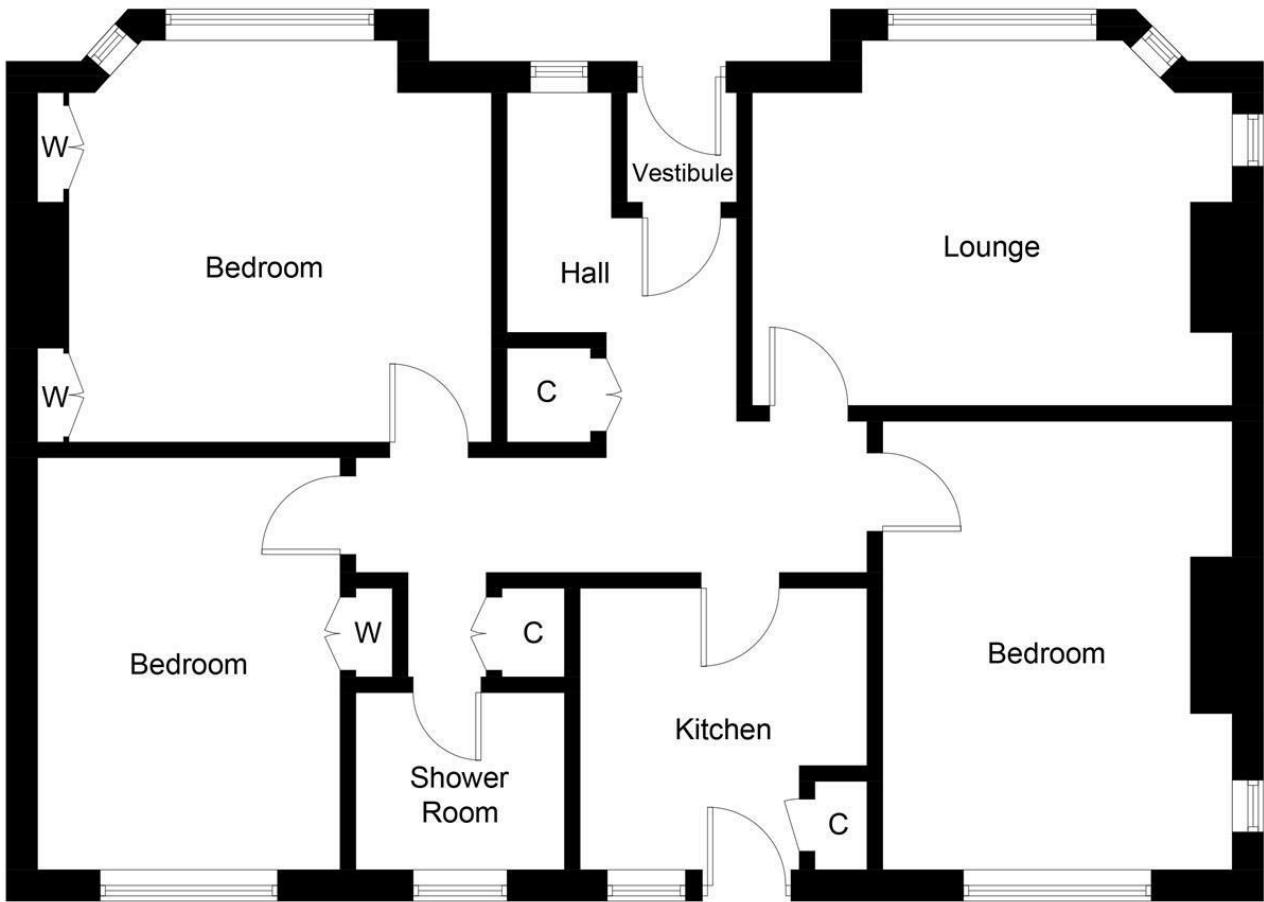
7'8" x 6'6" (2.34 x 1.99)





- Detached Family Home
- Substantial Private Rear Garden
- Highly Desirable Location
- Three Sizable Bedrooms
- Large Driveway
- Close To Local Amenities
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Great Possibility To Extend





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>66</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
Scotland 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>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>61</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
Scotland EU Directive 2002/91/EC		