

Simple Approach



**Kilrymont Main Street, Perth
PH1 4AB**

Offers over £258,000

Located within the ever popular Bankfoot, this immediately impressive home has been decorated to a very high standard with immaculate interior throughout offering a luxurious, contemporary finish. Bankfoot enjoys a range of amenities including a local primary school, shops and cafes along with being just a short distance away from Perth City Centre. The home, formed over two storeys comprises; a welcoming entrance hallway, a broad lounge with wood burning stove feature, a bright sitting room, formal dining room, luxury kitchen with a useful laundry room / WC all set across the ground floor. Upstairs the property enjoys a expansive landing leading to two generous bedrooms and a lavish bathroom with offers both a bath and separate shower. Kilrymont is equally modern with full double glazing and efficient bio mass boiler installed. The home is set within a sizable plot, benefiting from a substantial private garden, driveway and garage. This property has so much to offer and is the ideal purchase for any growing family or buyer looking for a great amount of living space, seeking modern and peaceful living in a fantastic, highly sought-after area. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful home on offer at this exceptional property.

Diningroom

15'5" x 9'10" (4.70 x 3.02)

Kitchen

16'0" x 9'7" (4.90 x 2.93)

Boot room/ Utility

5'7" x 8'9" (1.71 x 2.69)

w/c

7'0" x 5'8" (2.14 x 1.73)

Library/Snug

14'0" x 10'6" (4.27 x 3.21)

Lounge

17'4" x 22'3" (5.29 x 6.79)

Hallway

Landing

15'7" x 6'7" (4.75 x 2.01)

Bedroom

13'5" x 10'7" (4.11 x 3.23)

Bedroom

9'8" x 11'4" (2.95 x 3.47)

Bathroom

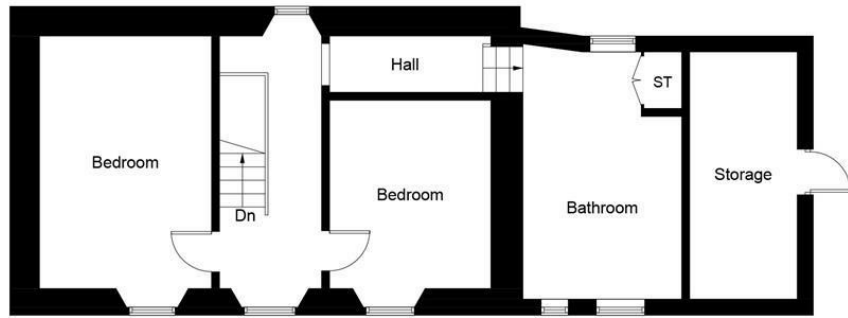
9'6" x 10'6" (2.92 x 3.22)



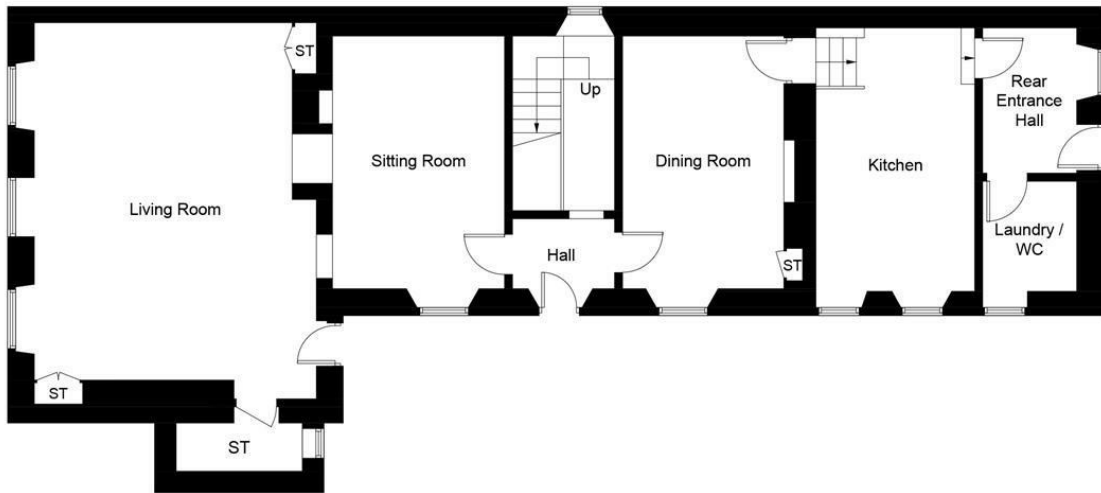


- Immaculately Presented House
- Two Generous Bedrooms
- Contemporary Kitchen
- Very Stylish Bathroom
- Useful Laundry Room
- Sizable Lounge
- Bright Sitting Room
- Formal Dining Room
- Bio Mass Heating & Double Glazing
- Impressive Private Garden





First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID972419)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		49	
(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			96
(81-91) B		84	
(69-80) C			
(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	