

Simple Approach



Estate Agents



**120 Jeanfield Road, Perth
Perthshire PH1 1LP**

Offers over £228,000

***** CLOSING DATE SET TUESDAY 17th MAY 12 NOON *****

Simple Approach are delighted to welcome this exceptional three bedroom semi-detached family home on Jeanfield Road to the Perthshire market. Set over two generous floors and benefiting from gas central heating and double glazing, this bright and spacious property affords excellent accommodation and is the ideal home for any growing family looking for ample living space. Across the ground floor the property has a warm welcoming hallway which leads onto the generously sized lounge area which has large bay windows allowing ample natural light to flood into the room. A good sized kitchen with attached utility room, sizable sitting room with plentiful space for family dining. On the first floor of the property there are three good sized bedrooms one of which has useful fitted storage space, and a family bathroom with beautiful corner bath. Externally the property benefits from having a large driveway suitable for multiple cars a single garage and a fully enclosed rear garden with great amount of space for outdoor furniture. This property provides comfortable and ample living space for many purchasers and comes to the market in great condition throughout- where viewing is absolutely essential to appreciate the over all size and great location of this property.

Entrance Hallway

7'7" x 9'0" (2.33 x 2.75)

Lounge

16'7" x 10'9" (5.06 x 3.28)

Kitchen

5'8" x 7'6" (1.73 x 2.30)

Diningroom

13'6" x 10'0" (4.14 x 3.07)

Bathroom

7'6" x 5'7" (2.29 x 1.72)

Bedroom 1

12'5" x 10'9" (3.80 x 3.28)

Bedroom 2

11'9" x 10'1" (3.60 x 3.09)

Bedroom 3

7'8" x 9'10" (2.34 x 3.01)

Location

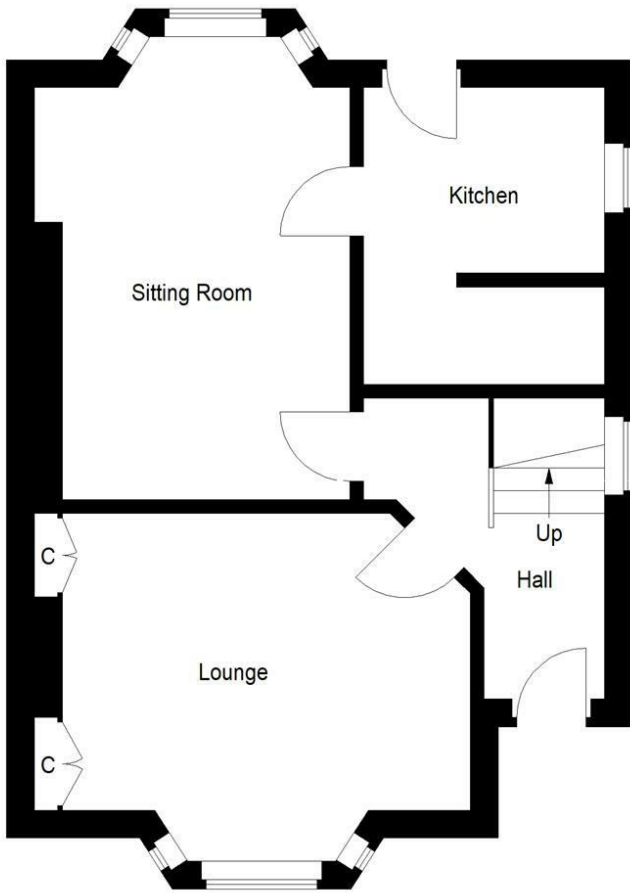
Jeanfield Road is very central with the town centre, retail parks and supermarkets only a five minute drive away. Within walking distance there is a wide range of Primary and Secondary schools, a local shop and Perth Royal Infirmary to name just a few. These properties are ideally situated for the commuter looking to be within easy access to Perth Train Station as well as to major road networks to the large cities of Dundee, Stirling, Glasgow and Edinburgh.



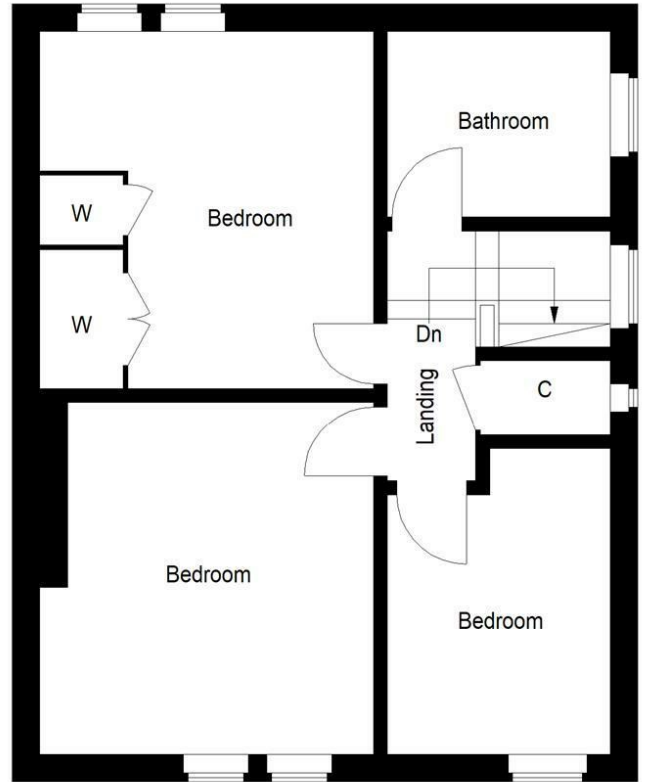


- Beautiful Semi-Detached House
- Three Generous Bedrooms
- Gas Central Heating and Double Glazing
- Well Maintained Private Rear Garden
- Close To All Local Amenities
- Ample Living Space Throughout
- Large Driveway and Garage

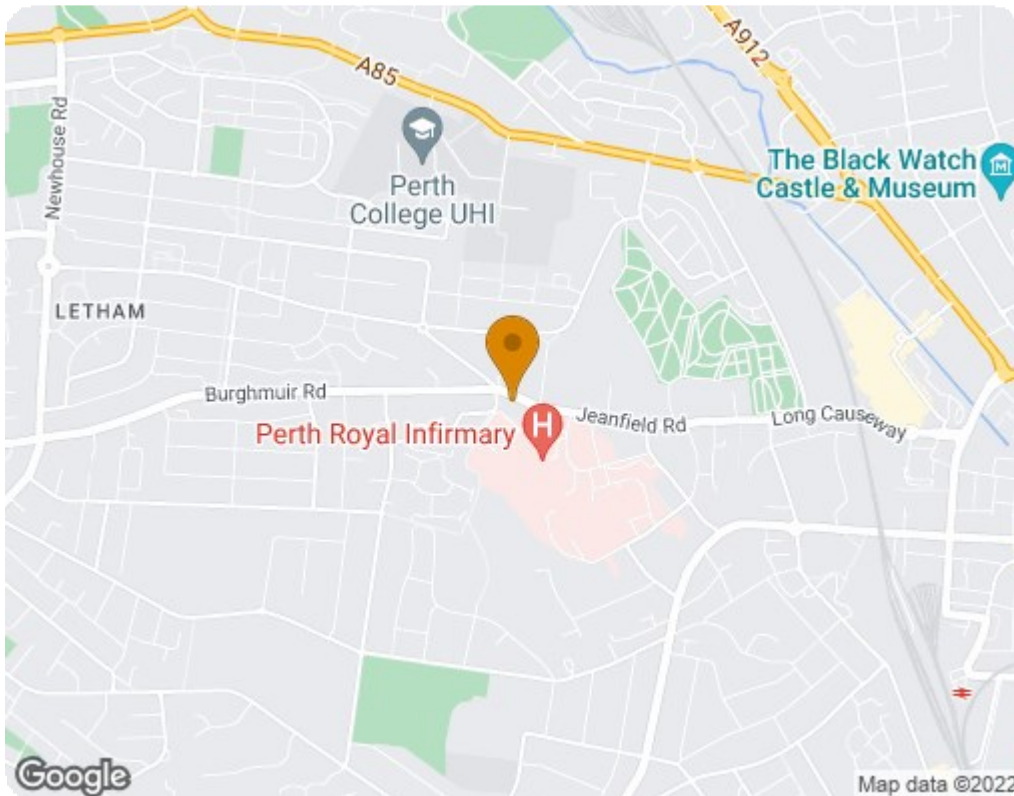




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	