

Simple Approach



29 Isla Road, Perth  
PH1 3HL

Offers over £149,000



Set within the heart of the ever desirable village of Luncarty, Isla Road comes to the market in good move in condition throughout and offers spacious accommodation set across two floors. Accommodation comprises of; an entrance hallway, a bright lounge with stove feature and patio doors, a fully fitted kitchen with ample room to dine, two generous bedrooms with fitted storage and a shower room. Externally the property enjoys a large private, sizeable rear garden and Practical attributes include modern electric heating and double glazing throughout. Isla Road is the ideal purchase for any first time buyer, small family or couple seeking a very well located home in one of Perth's most sought after areas. Viewing is essential to appreciate all that Isla Road offers.

**Lounge**

18'9" x 10'4" (5.74 x 3.16)

**Kitchen**

13'10" x 9'7" (4.24 x 2.93)

**Master Bedroom**

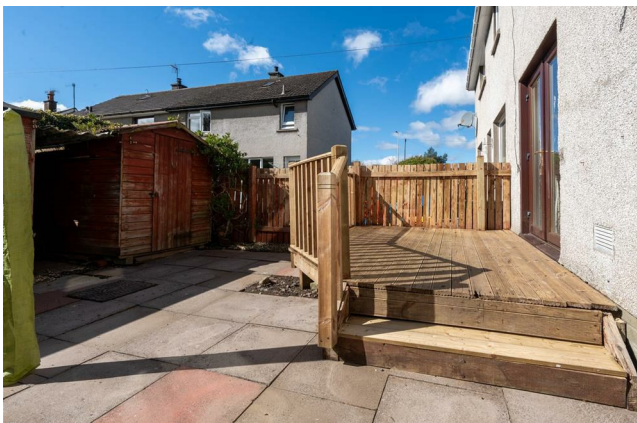
15'6" x 9'2" (4.74 x 2.80)

**Bedroom 2**

11'8" x 9'4" (3.58 x 2.86)

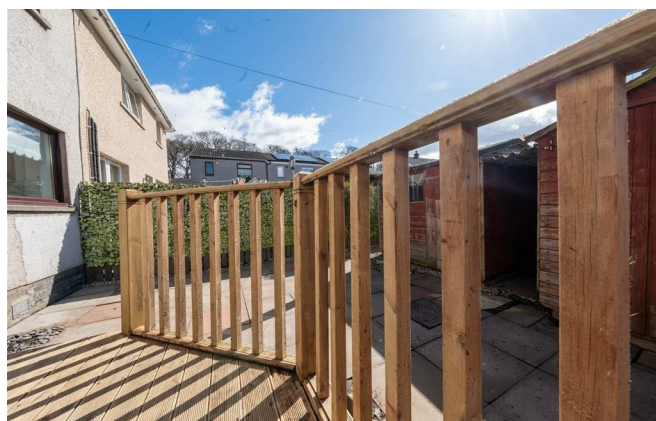
**Shower Room**

6'6" x 5'10" (2 x 1.78)

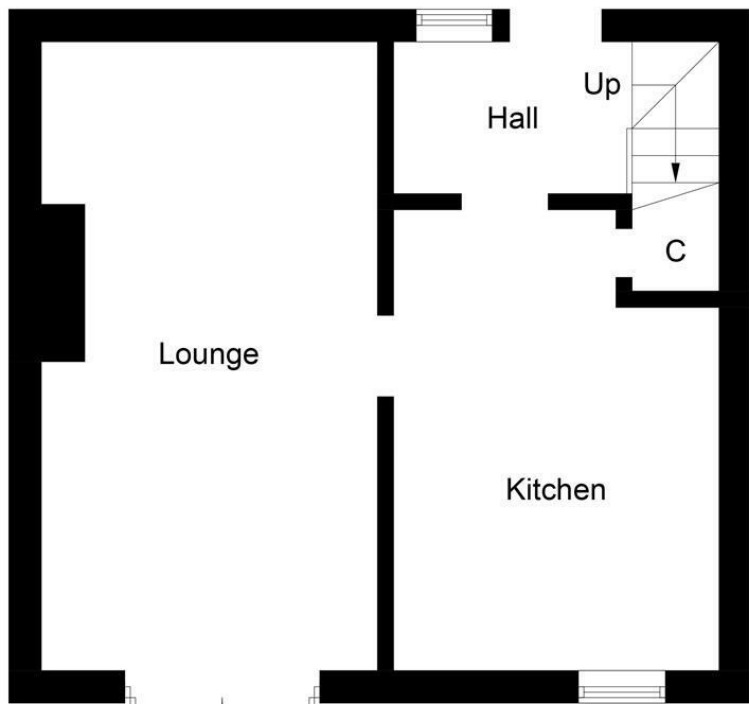




- Two Generous Bed House
- Sought After Location
- Sizable Rear Garden
- Close To All Local Amenities
- Electric Central Heating And Double Glazing







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1071684)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>62</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>73</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>48</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		