



**Park View Prieston Road, Perth**  
**Perthshire PH1 4BJ**  
**Offers over £101,995**

Simple Approach are excited to bring to the market this 2 bedroom semi-detached bungalow in the sought-after village of Bankfoot. This property offers peaceful living in a semi-rural location with the benefit of local amenities. The A9 is just moments away giving easy access into Perth, Edinburgh and Glasgow to the South and Dunkeld/Pitlochry to the North. This beautiful home is in move-in condition and comes with two double bedrooms, spacious lounge, a modern kitchen. Viewing is essential to appreciate the situation of this bungalow as well as the internal condition of the property.

**Living Room**

15'2" x 10'11" (4.64 x 3.35)

**Kitchen**

13'7" x 8'8" (4.16 x 2.66)

**Bedroom 1**

11'7" x 7'1" (3.55 x 2.17)

**Bedroom 2**

12'2" x 8'0" (3.72 x 2.46)

**Bathroom**

4'8" x 7'6" (1.44 x 2.31)

**External**

Externally this property benefits from a private garden to

the front and a shared driveway to the back,. This wonderful property also benefits from a patio, perfect for garden dining and a private grassed area benefiting from the evening sunshine.

**Location**

This bungalow is the perfect home for any growing family or first time buyer looking to be within a peaceful village setting without compromising locality to nearby amenities found in Perth City Centre or on the village itself, such as the local Primary School, Community Centre and the Bankfoot Inn.



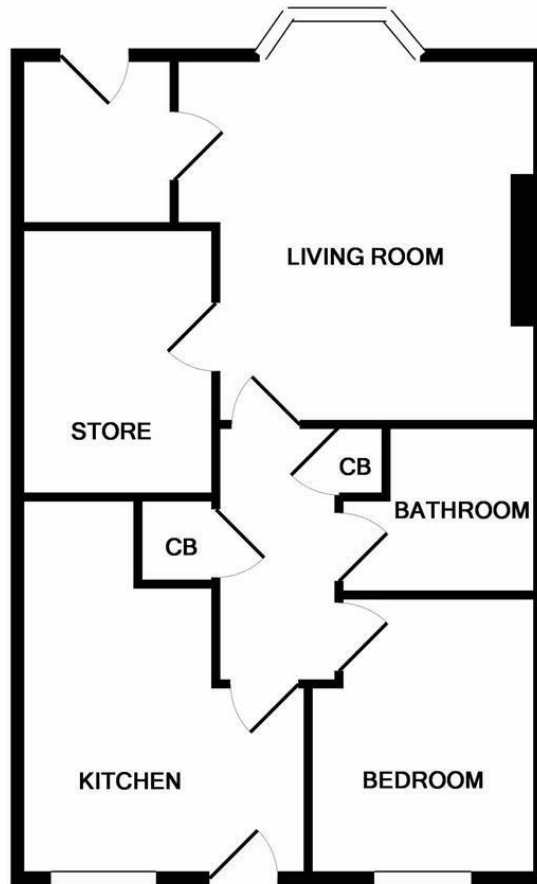


- 1 bedroom and a further room
- Private front and back garden

- Sought - After Area
- Not LIFT Scheme Approved

- Semi Detached Bungalow





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>32</b>	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		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>59</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>11</b>	
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	