

Simple Approach



**6 Jeanfield Road, Perth  
Perthshire PH1 1PH**

**Offers over £164,950**

Simple Approach are delighted to welcome this generously proportioned Bungalow on Jeanfield Road to the Perthshire residential market. This great property comes to the market needing fully renovated throughout and is a fantastic project. Boasting all of the living space needed by any growing family, this property comprises a family lounge, through to a spacious kitchen with ample room for freestanding white goods and integrated appliances. Across one accessible floor you can find three double bedrooms and a family bathroom. Benefiting from sought-after features such as being set on a sizeable plot with private driveway and garage set off the main street, solid fuel heating and a fully enclosed front and rear garden. Due to its excellent location and spacious accommodation, this property lends itself to a wide range of buyers including first time buyers or families looking for a well located home in one of Perth's most sought after areas. Viewing is absolutely essential to appreciate the overall space on offer here at Jeanfield Road.

**Lounge**

10'11" x 11'8" (3.34 x 3.58)

**Kitchen**

10'0" x 8'0" (3.05 x 2.44)

**Entrance Hallway**

12'1" x 4'4" (3.69 x 1.34)

**Bedroom**

12'11" x 12'10" (3.96 x 3.92)

**Conservatory**

7'10" x 11'9" (2.40 x 3.60)

**Bedroom/Second Lounge**

12'5" x 13'4" (3.80 x 4.07)

**Bedroom**

12'11" x 11'5" (3.96 x 3.49)

**Bathroom**

4'7" x 7'1" (1.42 x 2.18)

**vestibule**

4'3" x 3'9" (1.32 x 1.15)





- Three Bedroom Bungalow
- Solid Fuel Heating
- Sought After Location
- Full Renovation Project
- Private Parking And Single Garage
- Spacious Accommodation Throughout



### 6 Jeanfield Road, Perth

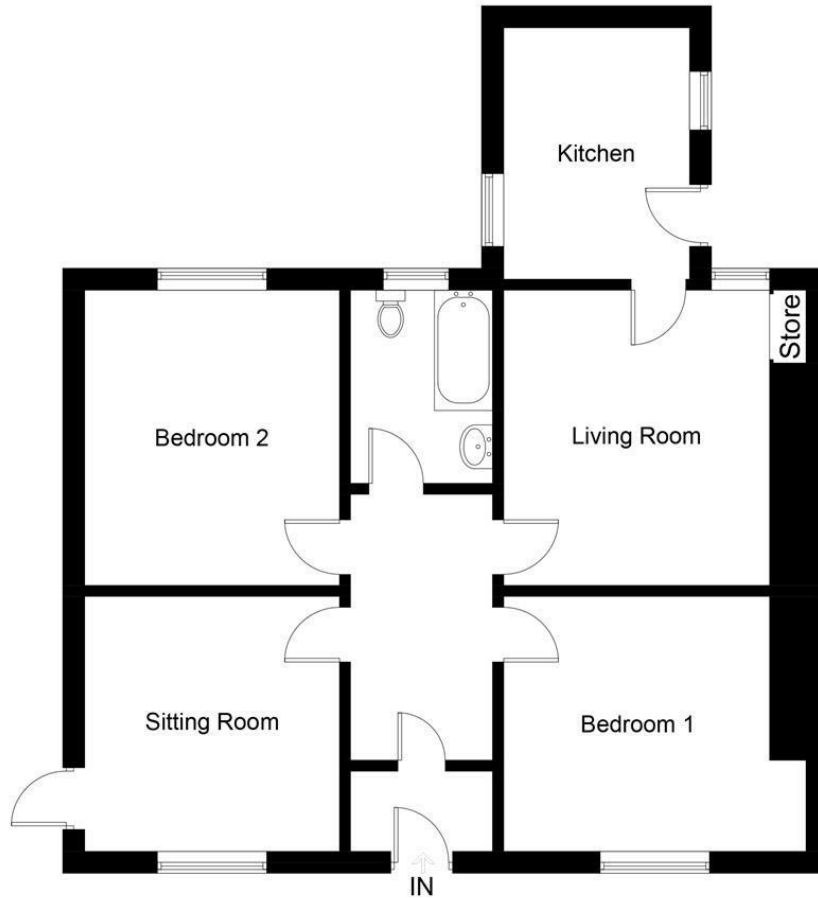


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID918905)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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>			
(69-80) <b>C</b>			
(55-68) <b>D</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			
<b>Scotland</b>		EU Directive 2002/91/EC	