

Simple Approach



Welgarth Prieston Road, Perth

PH1 4BW

Offers over £164,950

Located in one of Perth's most desirable residential locations, this mid terraced house is brought to the market in great condition. An excellent "turn-key" move for any growing family or first time buyer seeking a well located home in fantastic move in condition throughout. 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.

Well presented, the home offers spacious accommodation set across two floors comprising of; a bright front facing lounge with a feature wood burning stove, a good sized kitchen, a fresh white family bathroom and three generous bedrooms - two of which include storage cupboards. Practical attributes include oil central heating, double glazing and ample on street parking. Externally the property further benefits from a large private rear garden along with outdoor space to the front of the property. Viewing is essential to appreciate the overall space and excellent location on offer here at Prieston Road, Bankfoot.

Lounge
11'7" x 10'2" (3.55 x 3.1)

7'10" x 6'9" (2.4 x 2.06)

Kitchen
6'9" x 13'5" (2.07 x 4.09)

Master Bedroom
8'10" x 11'7" (2.7 x 3.55)

Store Room
6'1" x 10'7" (1.86 x 3.25)

Bedroom Two
11'0" x 16'6" (3.37 x 5.05)

Bedroom Three
10'0" x 16'6" (3.05 x 5.05)

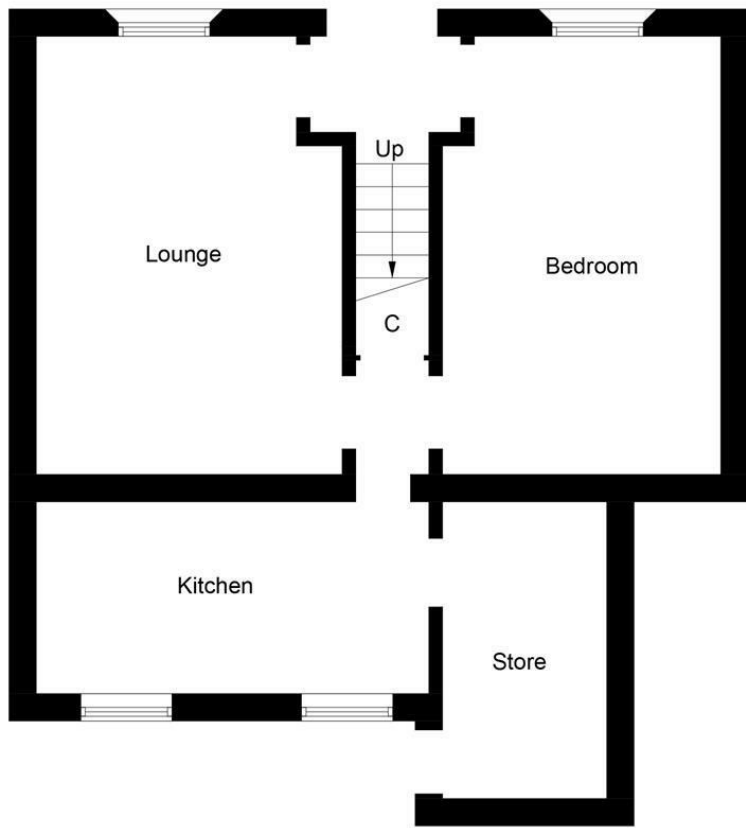
Bathroom



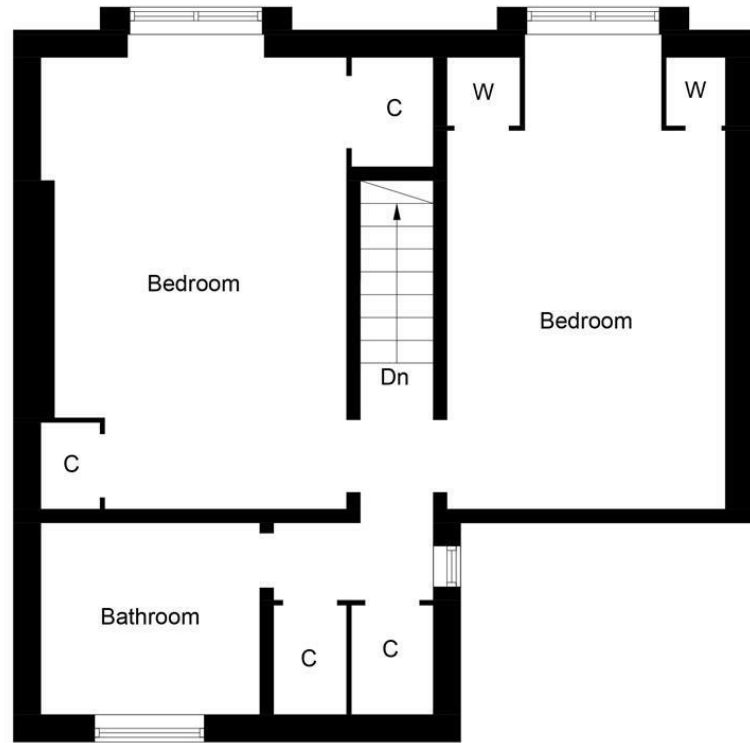


- Mid Terraced House
- Ideal Family Home
- Ample Street Parking
- Three Generous Bedrooms
- Oil Central Heating & Double Glazing
- Well Presented Throughout
- Bright & Spacious Lounge
- Large Private Rear Garden

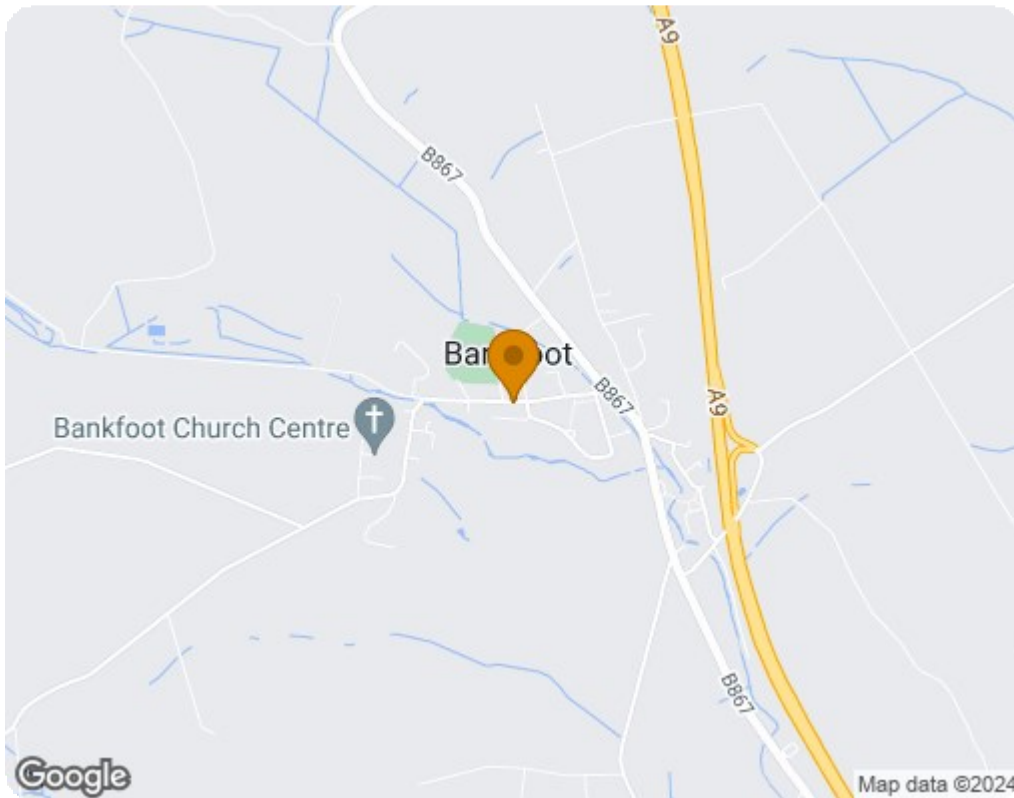




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC