

Simple Approach



44 Dundee Road, Perth
PH2 7AN

Offers over £184,950

Situated within a highly sought after location, this immaculately presented semi detached house comes to the market in excellent move in condition having been fully renovated throughout. The accommodation is very well placed to take advantage of all local amenities along with being just a short distance away from Perth City Centre.

Internal accommodation is generous spanning across two floors and comprising of; a beautiful bright lounge set open plan to a contemporary fitted kitchen, a useful utility room, two generous bedrooms and a chic bathroom. Practical benefits include gas central heating and double glazing. Externally the property has a large private garden and a lovely decking area – perfect for summer.

Dundee Road is the ideal purchase for any first time buyer, small family or couple seeking modern and peaceful living in a fantastic, highly sought-after area. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful home on offer at this exceptional property.

Lounge / Kitchen

24'11" x 13'5" (7.60 x 4.10)

Utility Room

5'4" x 4'0" (1.65 x 1.23)

Landing

5'8" x 7'6" (1.75 x 2.29)

Master Bedroom

13'6" x 10'0" (4.14 x 3.06)

Bedroom Two

8'3" x 10'1" (2.52 x 3.09)

Shower Room

4'9" x 7'11" (1.46 x 2.43)

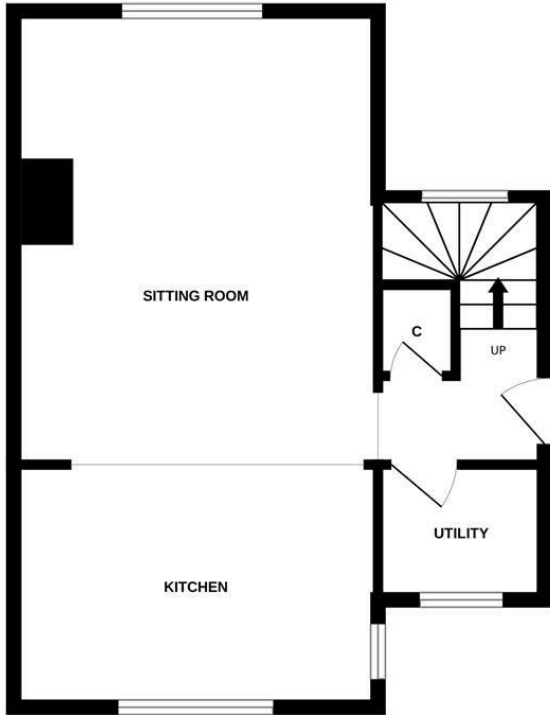




- Newly Refurbished Semi Detached House
- Chic Bathroom
- Gas Central Heating & Double Glazing
- Two Generous Bedrooms
- Sought After Location
- Useful Utility Room
- Stylish Open Plan Kitchen / Lounge
- Private Garden



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(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		79
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC