

Simple Approach



18 Fairhill Drive, Perth
PH1 1RS

Offers over £162,950

This very well presented end-terraced bungalow on Fairhill Drive, Perth offers an excellent opportunity for buyers seeking a stylish, move-in-ready home with generous accommodation all on one level. Finished to a high standard throughout, the property is in true walk-in condition and is perfectly suited to a range of purchasers including first-time buyers, downsizers, or those looking for easily manageable living.

Internally, the home comprises a bright and spacious lounge, along with a modern fitted kitchen, with integrated appliances, offering ample storage and workspace. A charming conservatory to the rear provides an additional versatile living space, perfect for enjoying views over the garden all year round.

There is well-proportioned bedroom, offering comfortable accommodation, along with a contemporary shower room finished to a good standard. The property further benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout.

Externally, the home continues to impress with a private driveway and garage providing excellent off-street parking and storage options. To the rear, there is a beautifully maintained, well-manicured private garden, offering a peaceful outdoor space ideal for relaxing or entertaining.

Set within a popular residential area of Perth, this fantastic bungalow combines comfort, convenience, and quality, making it a must-see property.

Lounge

14'10" x 9'10" (4.54 x 3.00)

Kitchen

6'7" x 6'9" (2.03 x 2.07)

Conservatory

7'3" x 7'8" (2.23 x 2.34)

Bedroom One

11'9" x 8'6" (3.59 x 2.60)

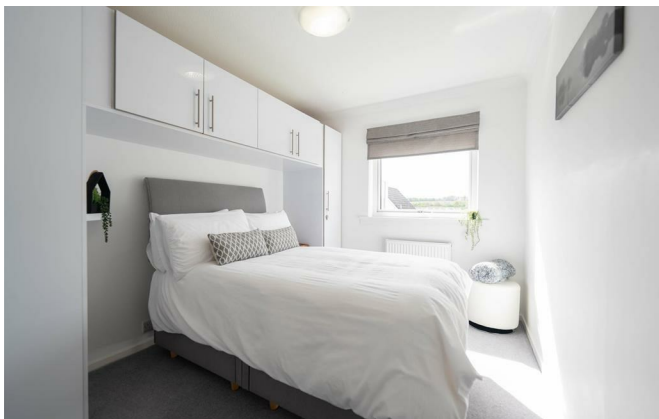
Shower Room

4'3" x 6'5" (1.32 x 1.98)

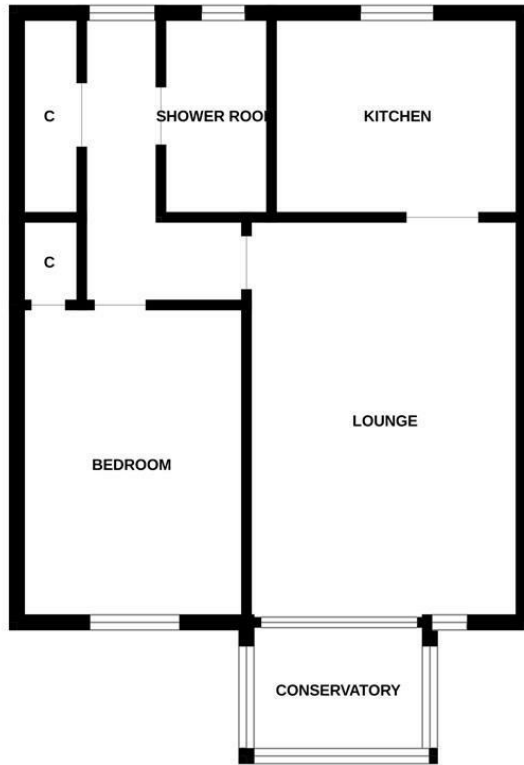




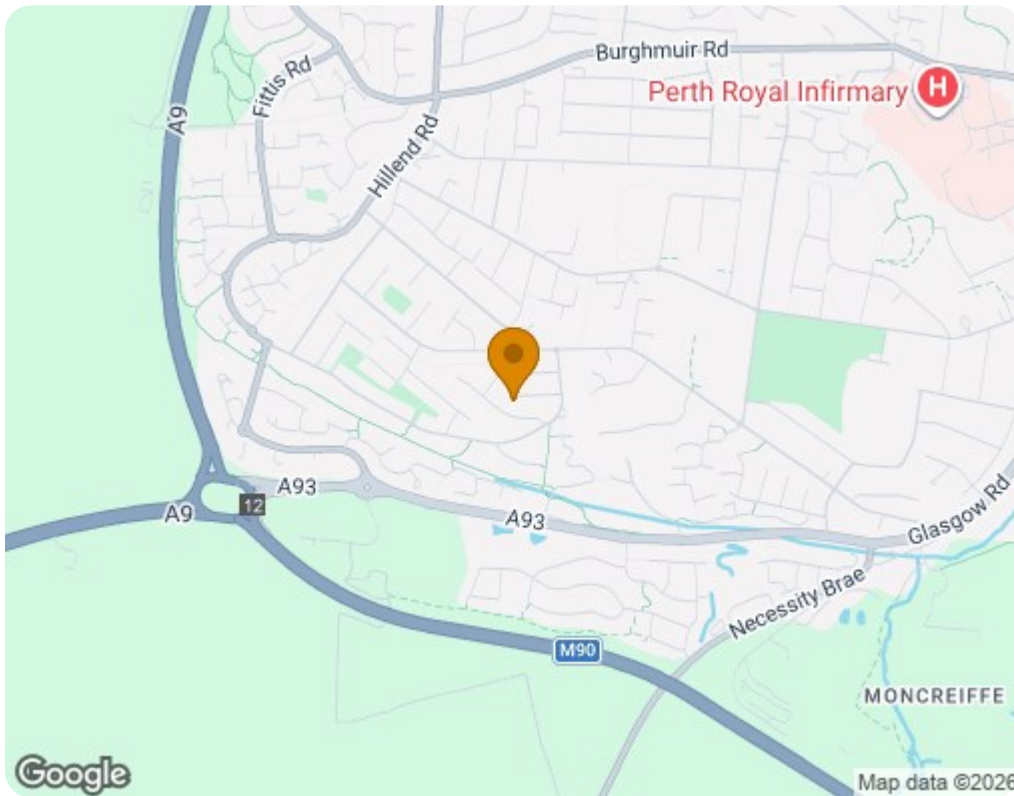
- Beautifully Presented Throughout
- End Terraced Bungalow
- One Generous Bedroom
- Bright & Spacious Lounge
- Modern Kitchen
- Conservatory To The Rear
- Manicured Private Rear Garden
- Private Driveway & Single Garage
- Integrated Appliances



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Memopix ©2020.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		79	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	