

Simple Approach



**21 Young Street, Perth  
PH2 0EF**

**Offers over £308,950**

\*\*\*\*\* CLOSING DATE SET WEDNESDAY 11th FEBRUARY \*\*\*\*\*

This very well presented family home is set within a highly desirable location on Young Street, Perth, and offers generous, flexible accommodation ideal for modern family living.

The property welcomes you with a bright and sizeable lounge, providing an excellent space for relaxing and entertaining. The well-appointed kitchen is both practical and stylish, with ample storage and workspace, and leads through to a conservatory which enjoys views over the private rear garden and creates a wonderful additional living or dining area. Convenience is enhanced by two downstairs WCs, perfect for family life and visiting guests.

Upstairs, the home boasts four well-proportioned bedrooms, including an impressive master bedroom with its own en-suite shower room. A further contemporary family bathroom serves the remaining bedrooms, ensuring comfort and functionality for the whole household.

The property benefits from gas central heating and double glazing throughout, contributing to energy efficiency and year-round comfort. Externally, there is a private driveway leading to a garage, offering excellent parking and storage solutions. To the rear, the fully private garden provides a safe and attractive outdoor space, ideal for children, entertaining, or enjoying the outdoors.

Overall, this is a fantastic family home in a sought-after area of Perth, combining spacious accommodation, quality presentation, and a superb location close to local amenities, schools, and transport links.

**Lounge**

10'4" x 15'4" (3.17 x 4.69)

**Dining Room**

9'5" x 8'3" (2.88 x 2.53)

**Conservatory**

9'8" x 14'0" (2.96 x 4.29)

**Kitchen**

9'4" x 17'2" (2.87 x 5.24)

**Downstairs WC**

2'9" x 6'5" (0.86 x 1.96)

**Master Bedroom**

15'3" x 8'7" (4.65 x 2.63)

**En-suite Shower Room**

4'4" x 6'2" (1.33 x 1.88)

**Bedroom Two**

11'10" x 8'8" (3.61 x 2.65)

**Bedroom Three**

9'6" x 9'4" (2.90 x 2.86)

**Bedroom Four**

7'10" x 7'6" (2.40 x 2.31)

**Family Bathroom**

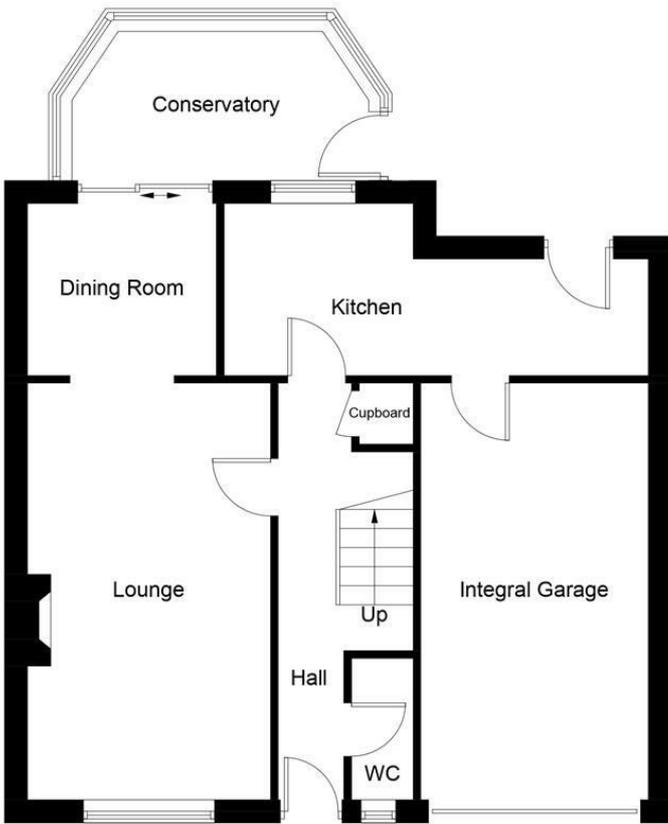
6'5" x 6'6" (1.98 x 1.99)



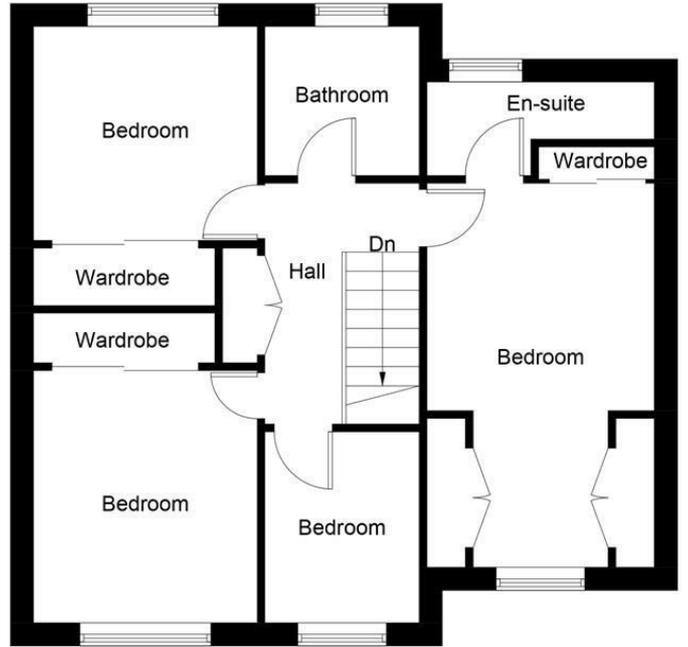


- Very well presented family home
- Conservatory overlooking the private rear garden
- Enclosed, private rear garden
- Four generously sized bedrooms
- Spacious and bright lounge
- Excellent family home close to local amenities, schools and transport links
- Master bedroom with en-suite shower room
- Private driveway and garage providing ample parking and storage



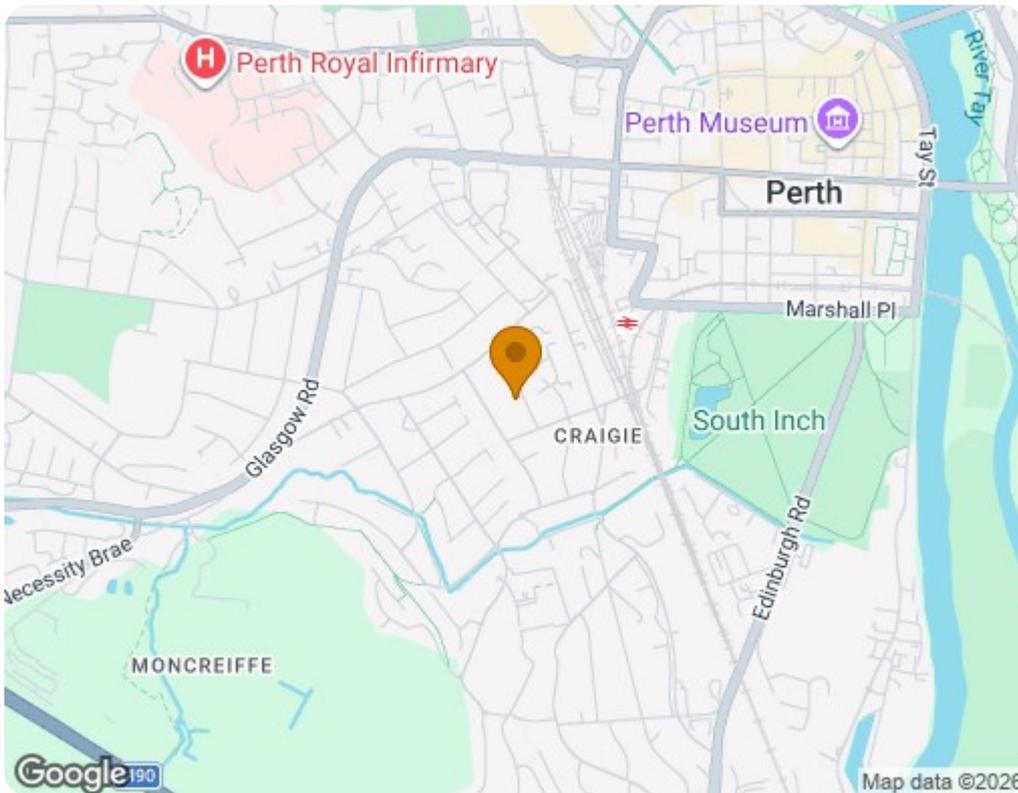


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272014)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	