

Simple Approach



13 Langside Place, Perth  
PH1 2LD

Offers over £97,950

In the charming area of Langside Place, Perth, this delightful bungalow presents an excellent opportunity for both first-time buyers and those looking to downsize. The property features a well-appointed reception room that offers a warm and inviting space for relaxation and entertaining. With one spacious double bedroom with ampoule storage.

The property includes a shower room, ensuring convenience and privacy. Electric heating throughout the property guarantees a cosy atmosphere during the colder months. The on-street parking adds to the practicality of this home, making it easy for residents and guests alike.

One of the standout features of this property is the private front and rear gardens, perfect for enjoying the outdoors, whether it be for gardening, relaxing, or hosting gatherings. The gardens offer a lovely space to unwind and appreciate the fresh air.

Additionally, the property boasts good transport links, making it easy to access local amenities and the wider Perth area. This home is not only functional but also offers a sense of community and comfort. With its appealing features and prime location, this house is a wonderful choice for those seeking a peaceful yet connected lifestyle in Perth.

**Lounge**

11'3" x 13'7" (3.44 x 4.15)

**Kitchen**

7'7" x 9'11" (2.33 x 3.03 )

**Bedroom**

10'8" x 9'10" (3.27 x 3.00 )

**Shower Room**

4'7" x 7'9" (1.40 x 2.37)

**Storage Cupboard**

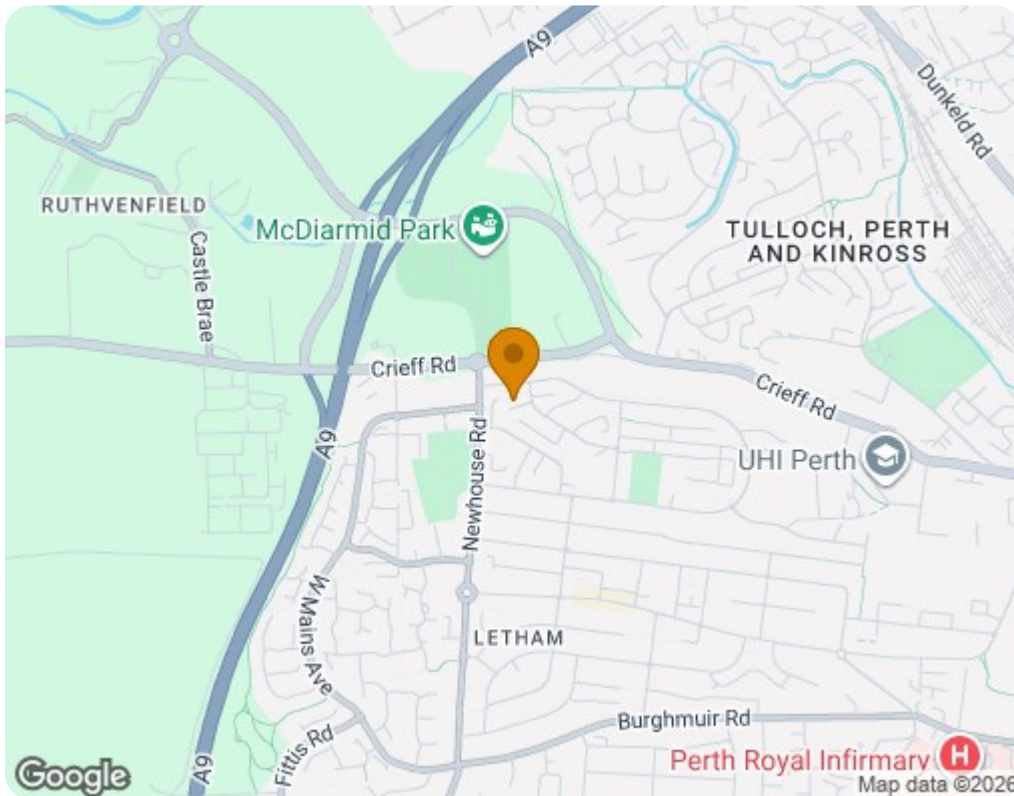
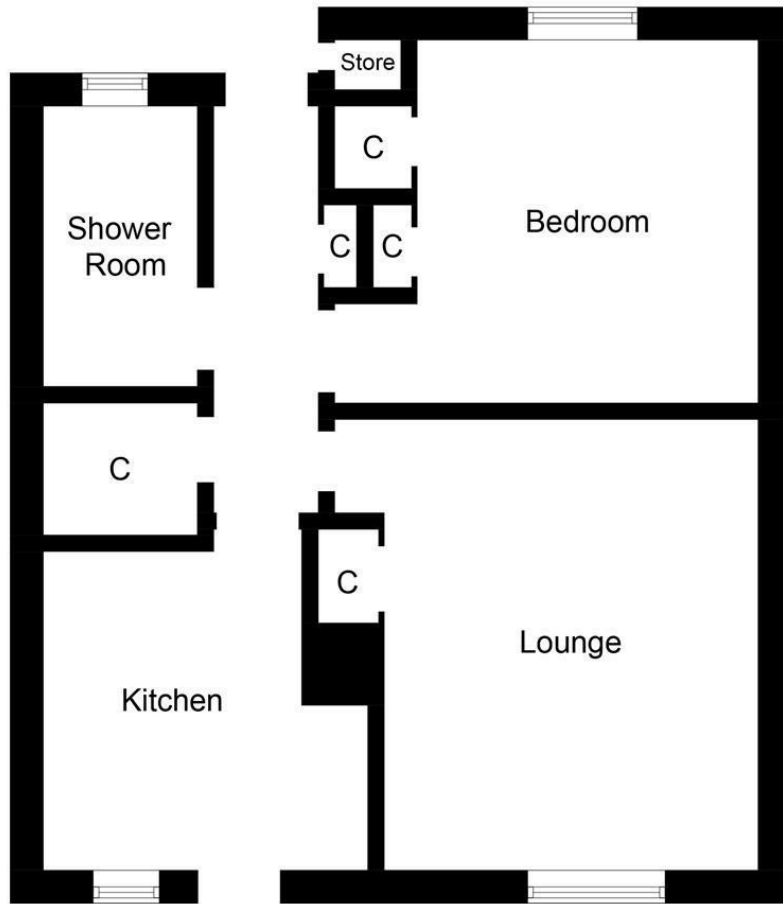
3'8" x 4'7" (1.14 x 1.42)





- Spacious Double Bedroom
- Private Easily Maintained Front & Back Garden
- Electric Heating & Double Glazing
- Great Transport Links
- On Street Parking
- Ideal For Downsizees or First Time Buyers





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</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>			<b>96</b>
(81-91) <b>B</b>		<b>86</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	