



12 Fairhill Crescent, Perth  
PH1 1RR  
Offers over £203,950

Simple Approach are pleased to welcome this attractive detached bungalow located in the highly desirable area of Fairhill Crescent, Perth. Perfectly suited for families or couples, this charming home combines comfort, practicality, and a peaceful residential setting.

Inside, you'll find a bright and airy lounge, a good sized kitchen, the three well-proportioned bedrooms offer flexible living space to suit your lifestyle and a bathroom completes the interior. The property enjoys a generous private garden. Additional features include gas central heating, double glazing throughout, and a sizeable private driveway offering convenient off-street parking. With its inviting layout and prime location, this bungalow is ready for you to move in and make it your own. Viewing is essential to appreciate all that Fairhill Crescent has to offer.

## Lounge

14'4" x 11'5" (4.39 x 3.48 )

## Kitchen

11'11" x 8'11" (3.65 x 2.74 )

## Bedroom One

13'6" x 8'3" (4.13 x 2.54 )

## Bedroom Two

10'1" x 7'4" (3.09 x 2.26 )

## Bedroom Three

10'1" x 7'3" (3.09 x 2.23 )

## Bathroom

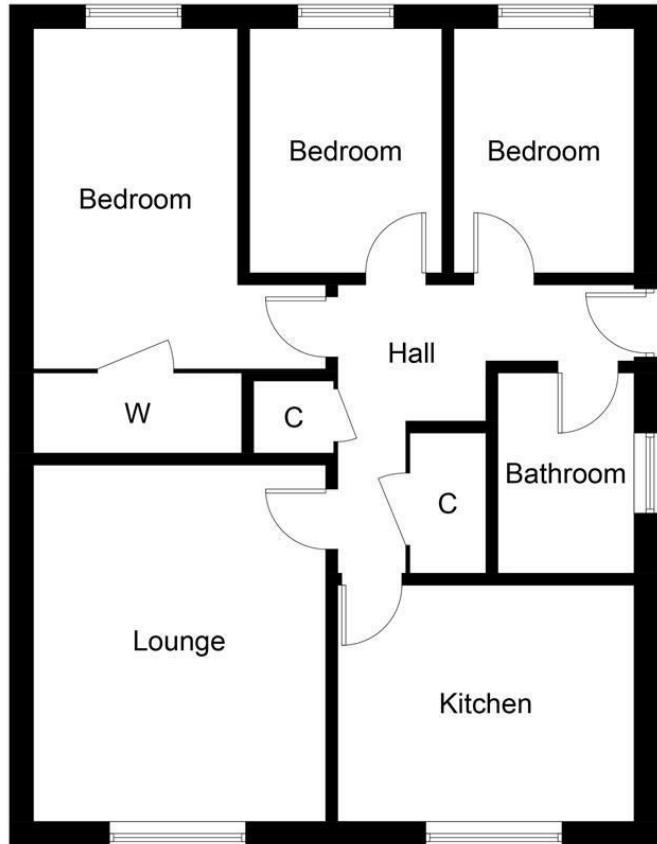
8'2" x 5'4" (2.51 x 1.63)





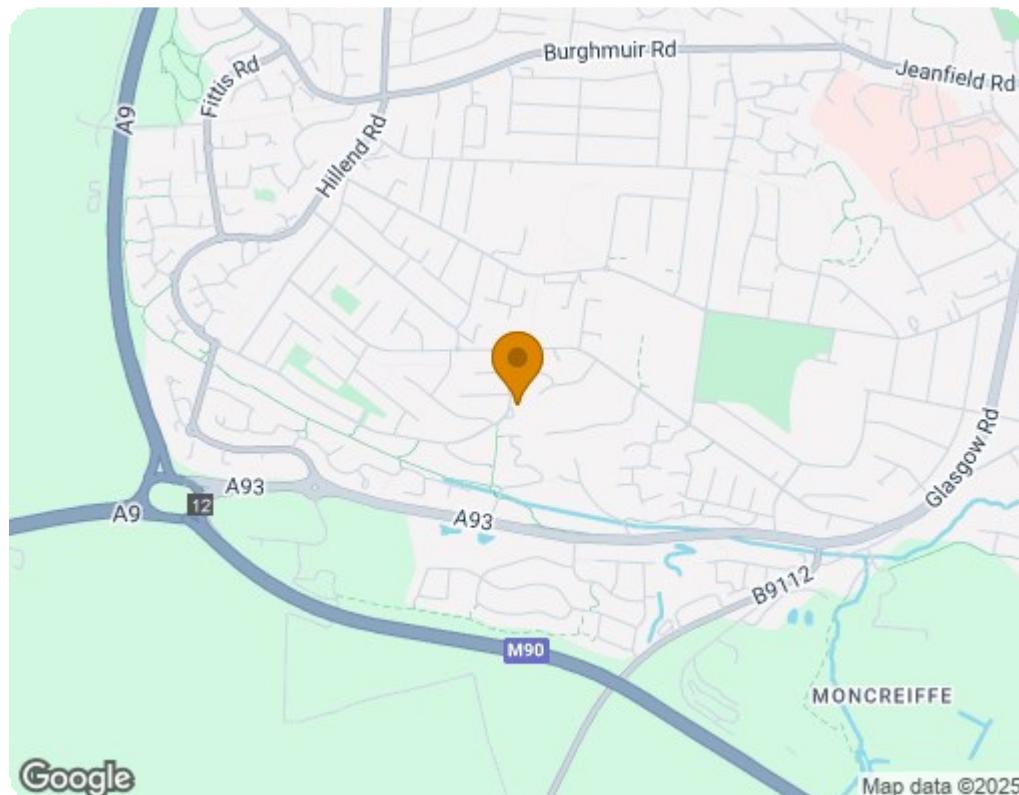
- Detached Bungalow
- Large Private Driveway
- Three Bedrooms
- Bright & Spacious Lounge
- Highly Sought After Location
- Gas Central Heating & Double Glazing





## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090817)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		62
(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		83
(81-91)	B		
(69-80)	C		57
(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	