

Simple Approach



Estate Agents



**15 Auld Mart Road, Perth
PH1 3HD**

Offers over £260,000

Located in a sought-after residential area, this beautifully presented three-bedroom semi-detached home on Auld Mart Road offers a perfect blend of comfort, style, and convenience. Finished to a high standard, the property has been well maintained throughout, making it move-in ready for its next owners. Upon entering, you are welcomed into a bright and spacious living room, the modern kitchen/diner is well-equipped with ample storage and workspace, offering a practical and stylish setting for family meals. A downstairs WC completes the ground floor. Upstairs, the property boasts three generously sized bedrooms, each offering plenty of natural light and a master ensuite, along with a contemporary family bathroom. Externally, the home features a beautifully maintained private garden and off road private parking, ensuring convenience.

Situated in a peaceful yet well-connected location, this home is within easy reach of local amenities, schools, and transport links, making it ideal for families, first-time buyers, or professionals looking for a well-presented home in a fantastic area.

Lounge

10'8" x 15'7" (3.27 x 4.75)

Kitchen

8'6" x 15'5" (2.61 x 4.72)

Downstairs WC

8'3" x 3'0" (2.52 x 0.92)

Master Bedroom

9'11" x 9'2" (3.03 x 2.81)

En-suite

3'10" x 8'9" (1.17 x 2.69)

Bedroom Two

10'9" x 8'7" (3.29 x 2.64)

Bedroom Three

10'9" x 6'5" (3.29 x 1.98)

Family Bathroom

6'6" x 6'9" (2.00 x 2.07)





- Semi Detached House
- Open Plan Kitchen / Dining Area
- Well Maintained Rear Garden
- Three Generous Bedrooms & Master Ensuite
- Highly Sought After Location
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Bright Front Facing Lounge
- Private Off Road Parking



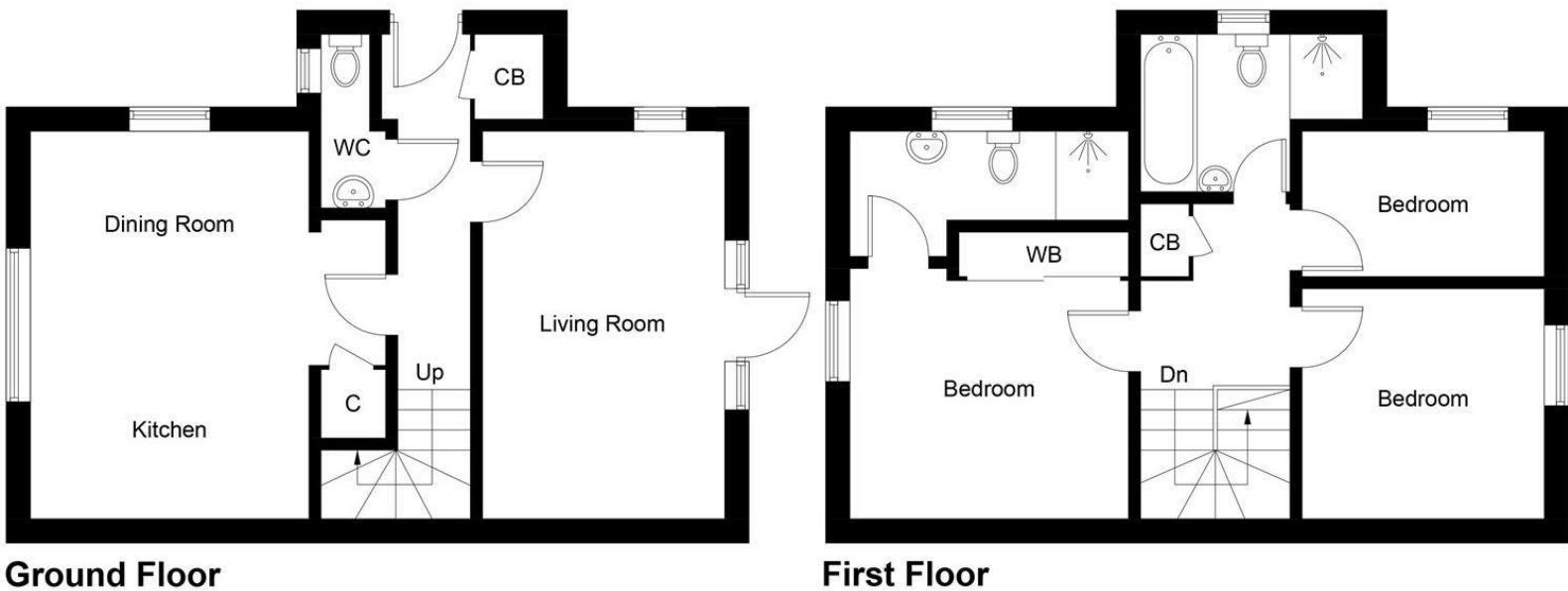
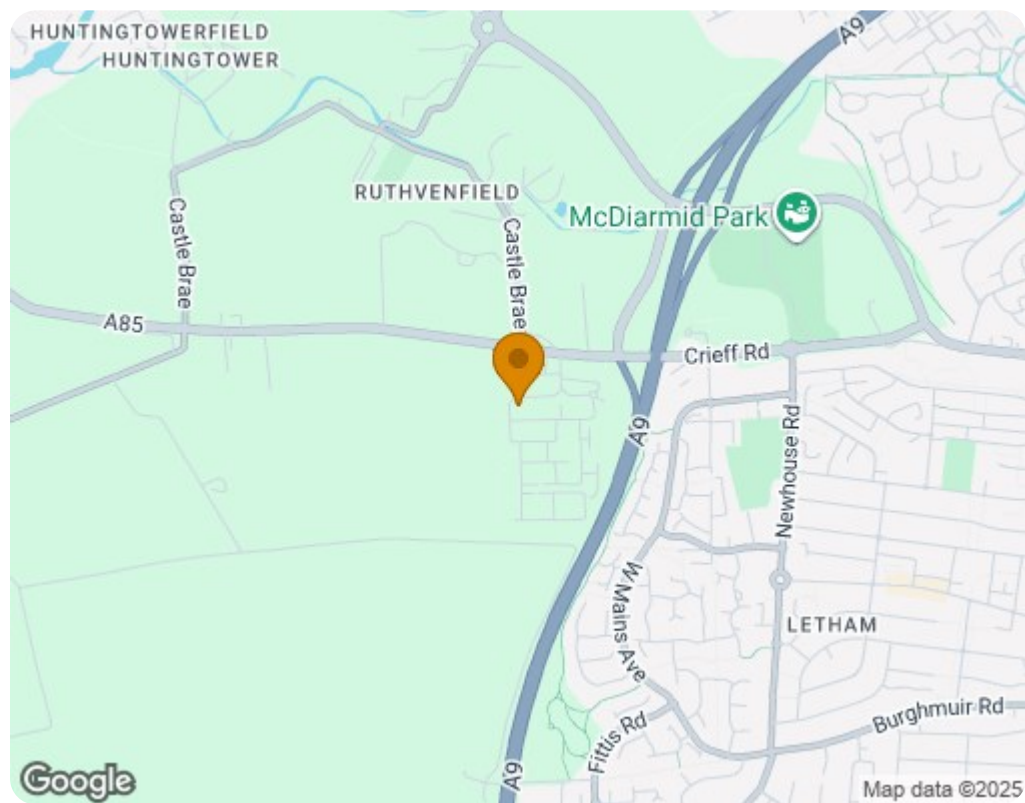


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1184037)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(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	85	87
(69-80) C		
(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		