

Simple Approach



6 Woodside Crescent, Perth

PH2 0EN

Offers over £217,950

Located in the desirable Woodside Crescent in Perth, this immaculate three-bedroom, semi-detached house offers a perfect blend of comfort and style. The property boasts a spacious lounge, kitchen with room to dine, a utility space and shower room all on the ground level. On the first floor, the three well-proportioned bedrooms provide ample space for family living or guest accommodation, along with useful built in storage.

The house is presented in great condition, reflecting a high standard of care and attention to detail throughout. The sizeable accommodation allows for versatile living arrangements, making it suitable for families or professionals alike. This home also enjoys a large, tiered garden with BBQ area making it the perfect place to enjoy summer evenings.

Situated in a sought-after and popular location, residents will benefit from the convenience of local amenities, schools, and parks, all within easy reach. Woodside Crescent is only 5-10 minutes away from the bus and train stations.

If you are seeking a lovely home in a family friendly community, this property on Woodside Crescent is an opportunity not to be missed.

Lounge

11'5" x 18'0" (3.50 x 5.50)

8'11" x 13'1" (2.72 x 4.00)

Kitchen

10'11" x 8'10" (3.33 x 2.70)

Utility Room

6'9" x 5'0" (2.07 x 1.53)

Shower Room

5'6" x 6'4" (1.68 x 1.95)

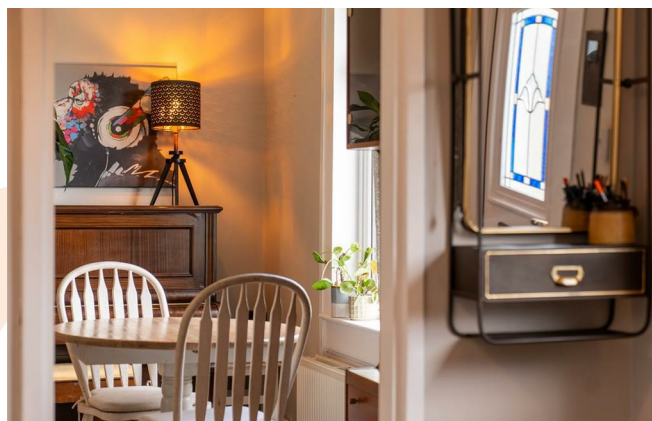
Bedroom One

13'10" x 10'5" (4.24 x 3.19)

Bedroom Two

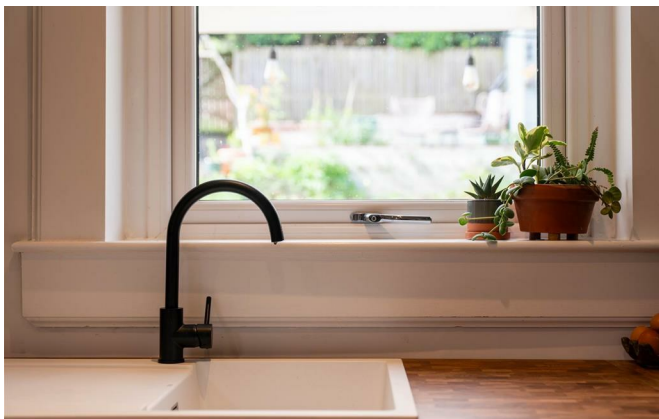
8'9" x 11'9" (2.68 x 3.60)

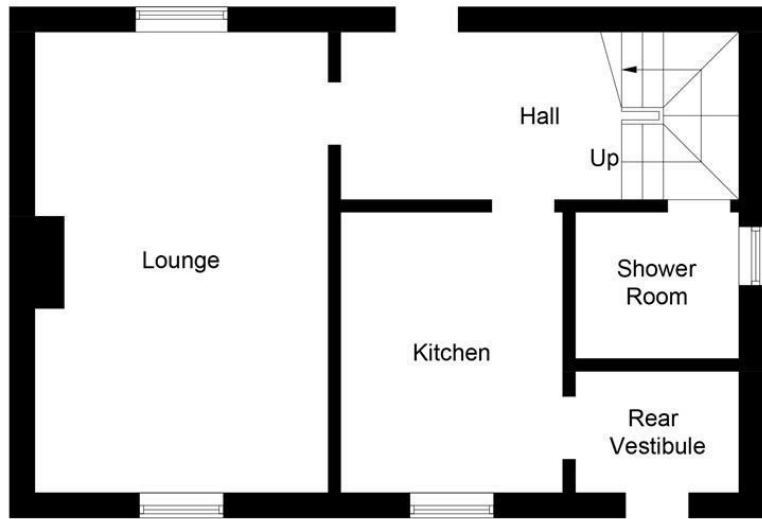
Bedroom Three



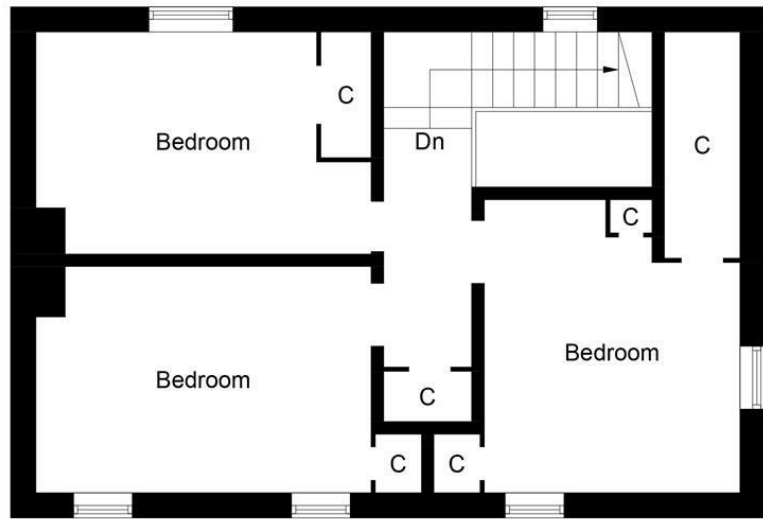


- Three Bedroom, Semi Detached House
- Close to All Local Amenities - Retail, Schools, Parks and Transport Links
- Gas Central Heating And Double Glazing
- Sizeable Accomodation
- Modern Kitchen With Utility Space
- On Street Parking
- Sought After Location
- Large Garden With BBQ Area
- Call Our Mortgage Team Today - 01738 502445

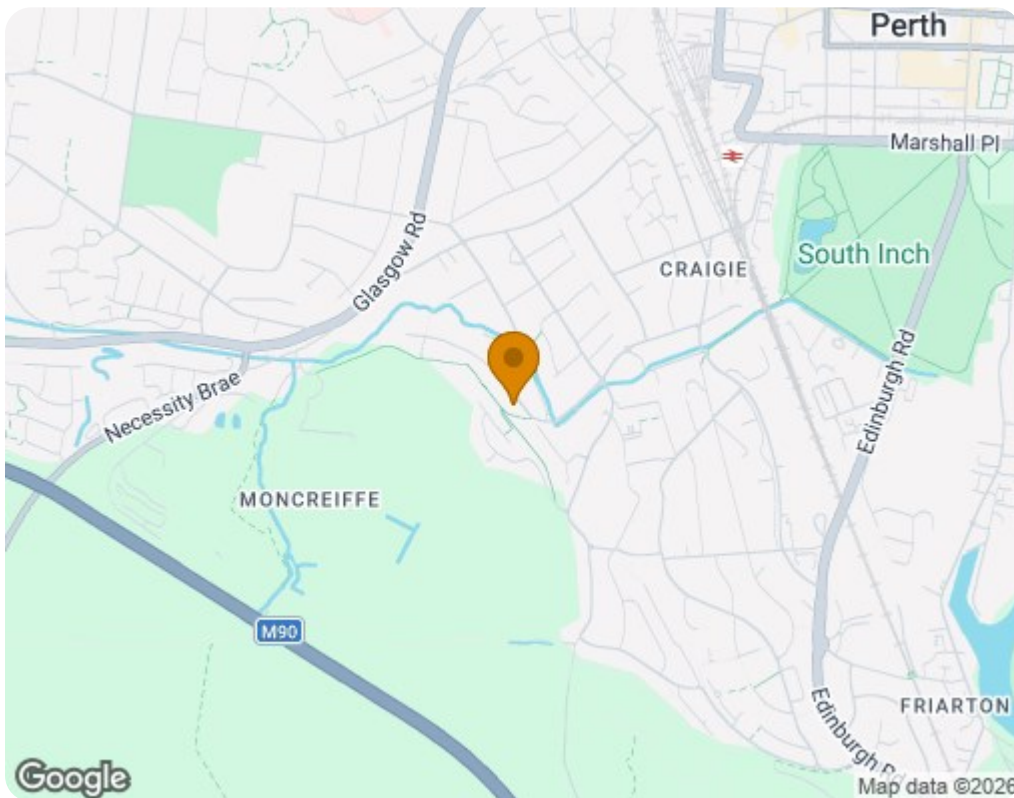




Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 59 | |
| (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 | | 78 |
| (55-68) D | 57 | |
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