

Simple Approach



**109 Needless Road, Perth
PH2 0LB**

Offers over £247,950

This well-presented semi-detached home is located on the highly sought-after Needless Road in Perth and offers generous, flexible accommodation ideal for modern family living. The property welcomes you with a bright and inviting lounge, providing a comfortable space to relax, while the separate dining room is perfect for family meals and entertaining. The well-appointed kitchen offers ample storage and workspace, catering to everyday living with ease. Upstairs, there are three well-proportioned bedrooms, one of which is currently utilised as a home office, making it ideal for home working or study. The accommodation is completed by a stylish and contemporary shower room.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Externally, the property boasts a large private driveway offering excellent off-street parking, along with a private rear garden that provides a safe and enjoyable outdoor space for families. This is an excellent family home in a prime residential location, close to local amenities, schools, and transport links.

Lounge

11'6" x 13'0" (3.51 x 3.98)

11'5" x 9'9" (3.49 x 2.98)

Kitchen

6'9" x 7'10" (2.06 x 2.41)

Dining Room

10'0" x 8'4" (3.06 x 2.55)

Bedroom One

12'9" x 10'10" (3.90 x 3.31)

Bedroom Two

9'10" x 11'8" (3.00 x 3.58)

Shower Room

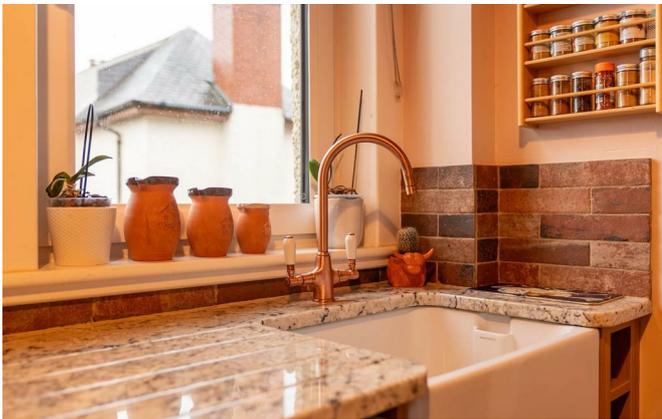
5'10" x 7'8" (1.79 x 2.36)

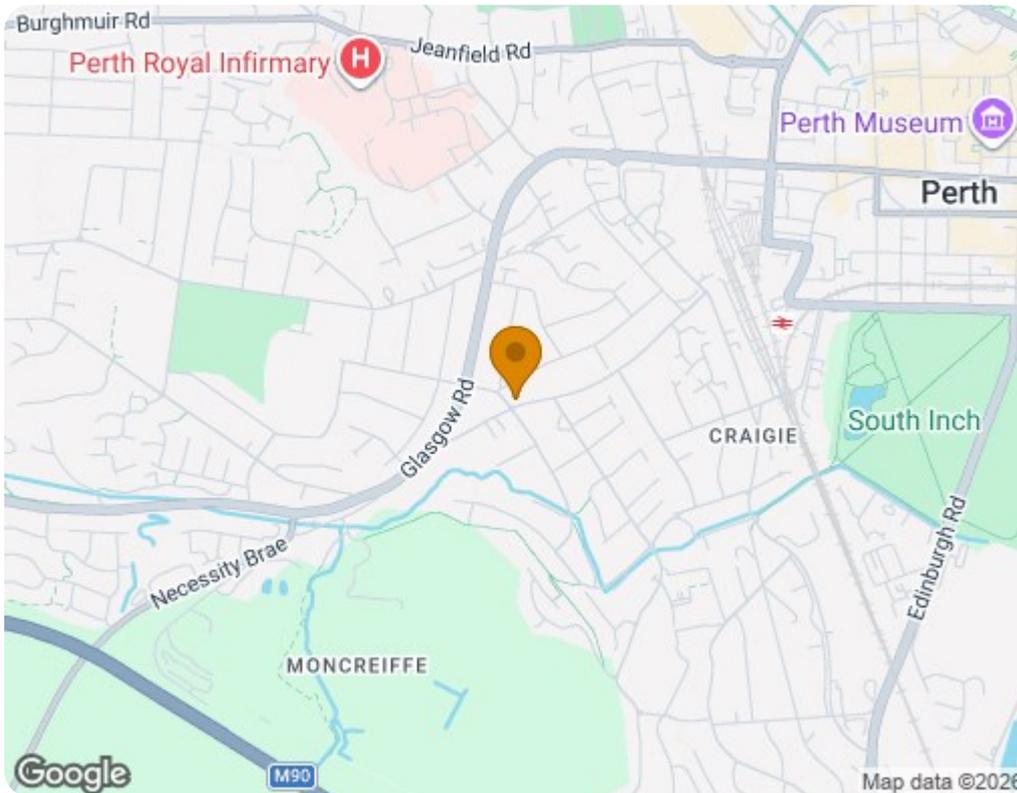
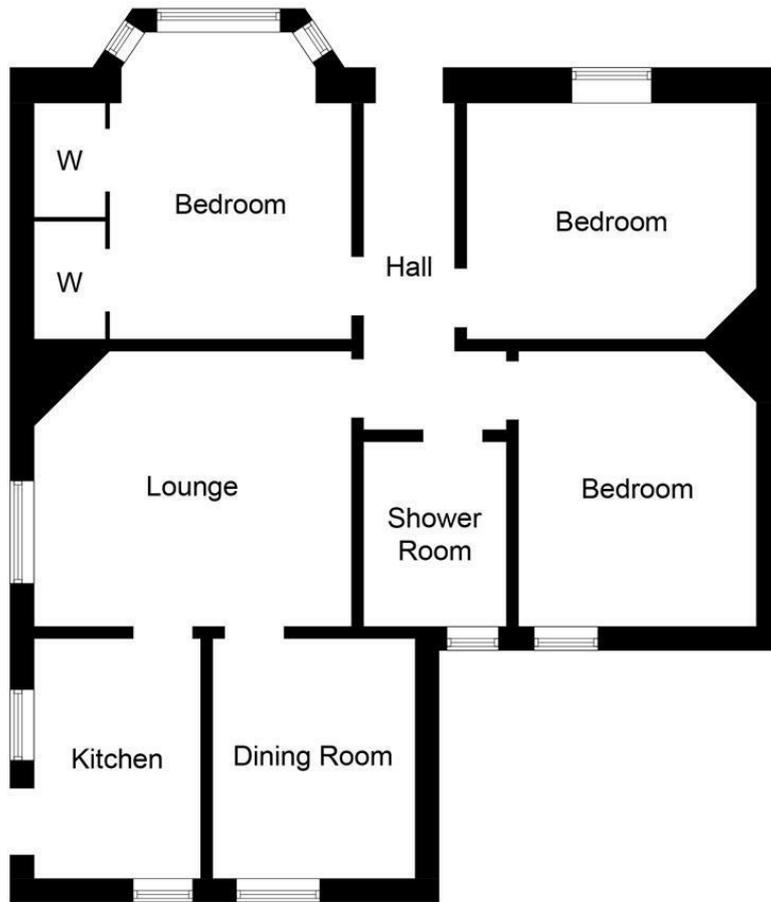
Bedroom Three





- Well presented semi-detached family home
- Bright and welcoming lounge
- Gas central heating and double glazing throughout
- Contact our mortgage team to discuss your options!
- Three generous bedrooms
- Separate dining room
- Large private driveway providing excellent off-street parking
- Situated on the highly sought-after Needless Road, Perth
- Stylish and modern shower room
- Well maintained private rear garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		