

Simple Approach



Estate Agents



**3 Hillend Road, Perth
PH1 1JE**

Offers over £297,950

Located in the desirable area of Hillend Road in Perth, this charming three-bedroom detached bungalow offers a perfect blend of comfort and convenience. Set on a sizable plot, the property boasts ample outdoor space, ideal for families or those who enjoy gardening. Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining family. The bungalow features three well-proportioned bedrooms, each offering ample room for freestanding storage, a fully fitted kitchen, a separate dining room and shower room all set across one accessible level. 3 Hillend Road further enjoys, a large, floored attic space and garage ideal for additional storage and a private driveway for multiple vehicles.

This home is equipped with gas central heating and double glazing, ensuring warmth throughout the year. The sought-after location is a significant advantage, with excellent schools and a variety of local amenities just a stone's throw away, making it an ideal choice for families and professionals alike.

Whether you are looking to downsize or seeking a family home, this bungalow presents a wonderful opportunity to enjoy comfortable living in a vibrant community. Do not miss the chance to make this delightful property your own, call Simple Approach on 01738 827864 to book your viewing.

Lounge

13'2" x 17'1" (4.02 x 5.23)

Kitchen

10'7" x 9'10" (3.24 x 3.00)

Dining Room

13'7" x 11'11" (4.16 x 3.64)

Bedroom One

11'10" x 11'10" (3.63 x 3.61)

Bedroom Two

10'1" x 9'10" (3.09 x 3.02)

Bedroom Three

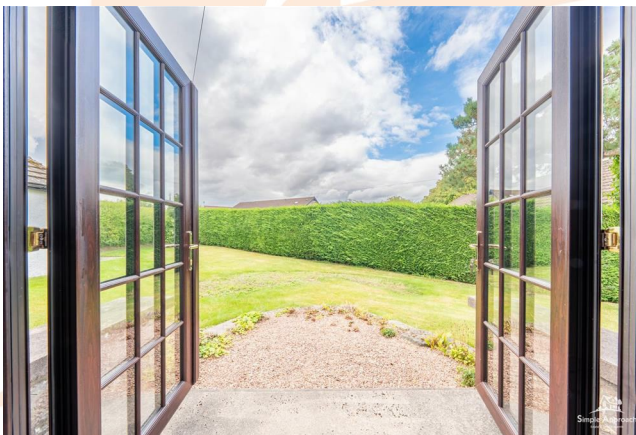
9'1" x 9'10" (2.79 x 3.01)

Shower Room

6'2" x 6'4" (1.90 x 1.94)

Storage Cupboard

3'3" x 7'8" (1.00 x 2.35)

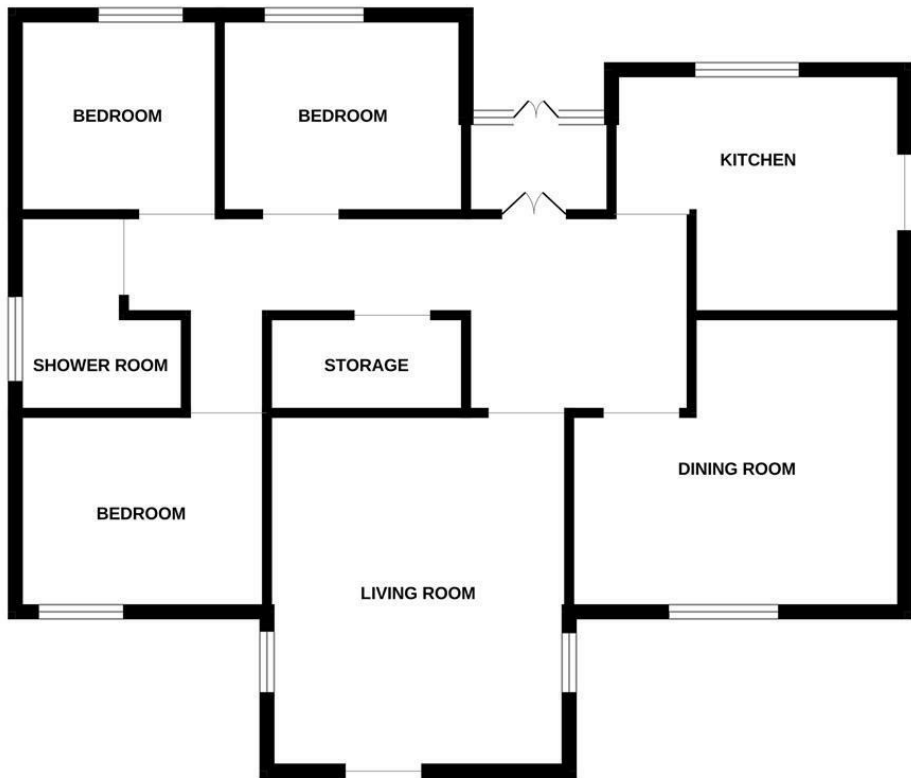




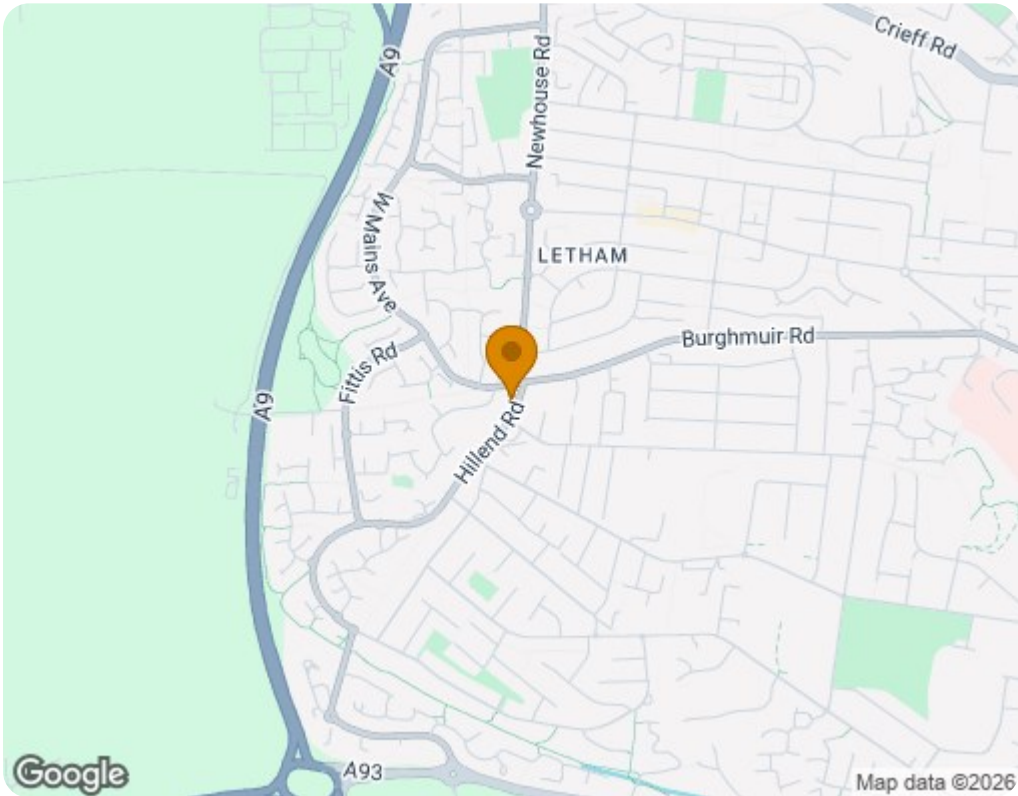
- Three Bedroom, Detached Bungalow
- Garage And Private Driveway
- Council Tax Band E
- Sizable Accommodation Throughout
- Floored Attic Space
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Sought After Location, Close To All Local Amenities
- Gas Central Heating And Double Glazing



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(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		69
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		