



**14. Allan Terrace, Perth  
PH1 3FR**  
**Offers over £233,950**

## 14. Allan Terrace, Perth, PH1 3FR

Located in the desirable location of Allan Terrace, Perth, this charming three-bedroom, semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home. The property is in move-in condition, allowing you to settle in without delay.

Upon entering, you will find a spacious lounge that serves as the heart of the home, perfect for family gatherings or quiet evenings, a spacious kitchen/diner, two well-proportioned bedrooms, Master en-suite bedroom with shower room, WC and a further bathroom. Externally the property enjoys a private garden, garage and driveway which offers practical solutions for parking and storage, enhancing the overall appeal of this lovely home.

Situated in a sought-after area, this property is close to local amenities, schools, and parks, making it an excellent choice for families looking to establish roots in a vibrant community. With its combination of comfort, convenience, and charm, this semi-detached house on Allan Terrace is a must-see for anyone in search of their next family home.

### Lounge

10'7" x 14'8" (3.23 x 4.48)

### Kitchen/ Diner

8'3" x 19'10" (2.53 x 6.06)

### WC

3'2" x 5'7" (0.98 x 1.72)

### Master Bedroom

8'11" x 10'7" (2.73 x 3.23)

### En-Suite Shower Room

3'3",160'9" x 4'8" (1.49 x 1.43)

### Bedroom Two

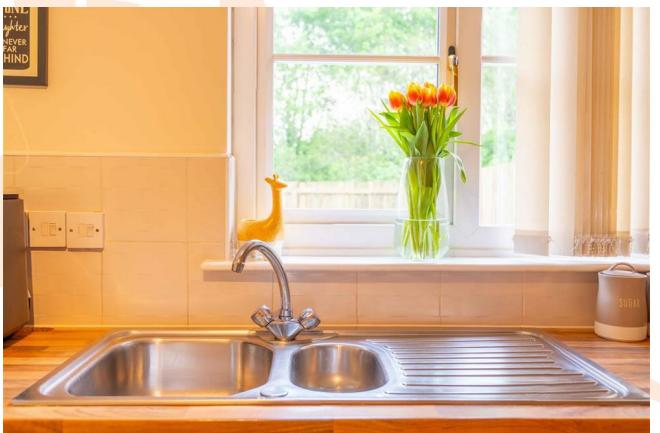
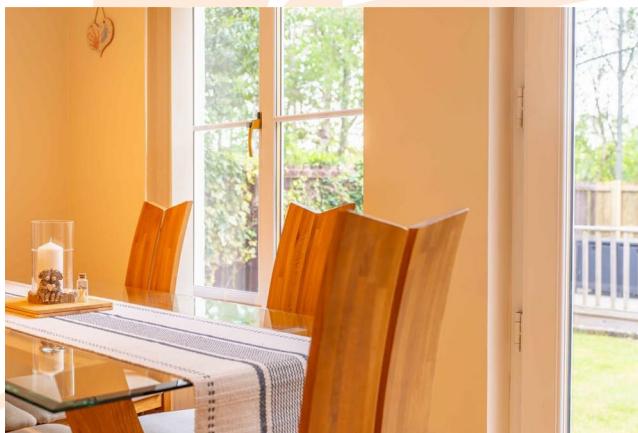
11'10" x 9'3" (3.63 x 2.84)

### Bedroom Three

8'6" x 8'2" (2.61 x 2.51)

### Bathroom

5'7" x 8'11" (1.71 x 2.72)





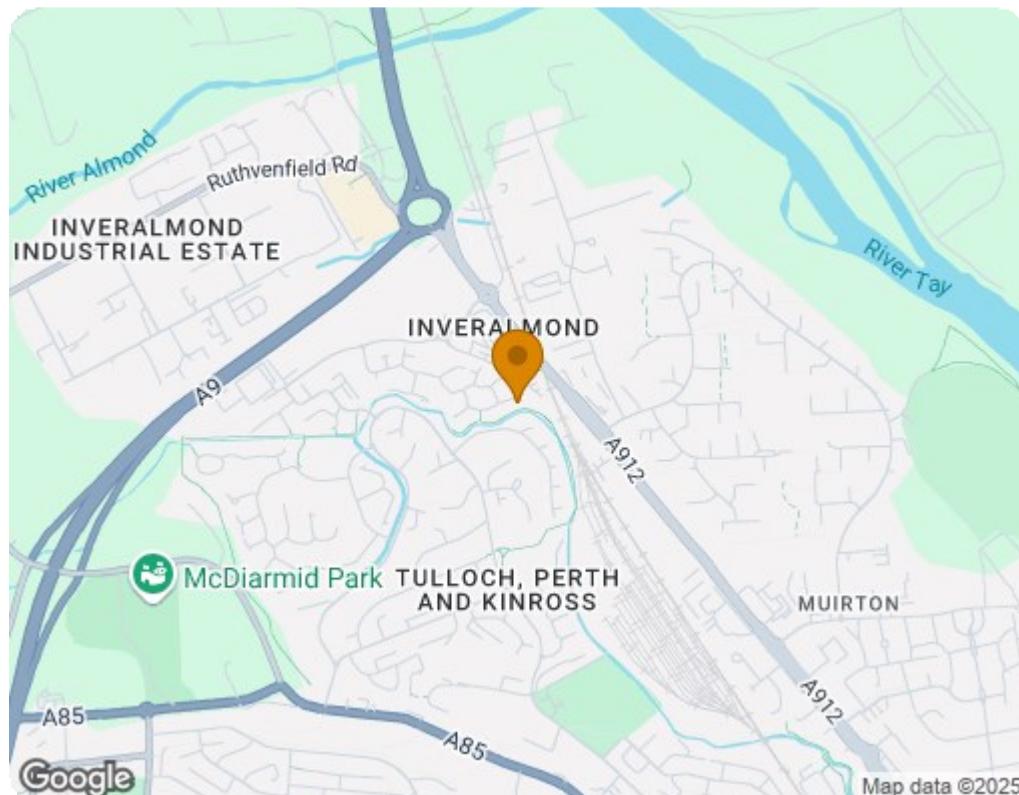
- Three Bedroom, Semi Detached House
- Master Bedroom With En-Suite Shower Room
- Sought After, Family Friendly Location
- Private Driveway, Garden and Garage
- Move-In Condition Throughout
- Double Glazing And Gas Central Heating





Ground Floor

First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	