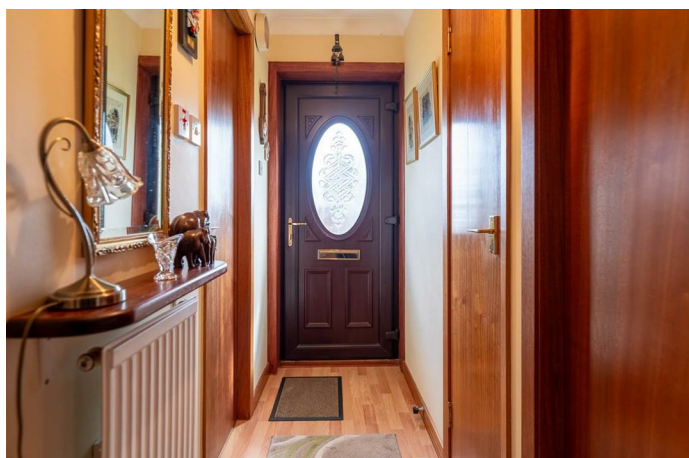


Simple Approach



**7 Taybank Place, Perth  
PH2 7PT**

**Offers over £197,950**

Nestled in the sought-after location of Taybank Place, Errol, this charming two-bedroom semi-detached bungalow offers a delightful living experience. Set on a generous corner plot, the property boasts an immaculate garden, perfect for those who appreciate outdoor space and the beauty of nature.

Inside, the bungalow features a well-appointed reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The two spacious bedrooms are designed to offer comfort and tranquillity, making them perfect retreats at the end of the day. The property also includes a well-maintained shower room, ensuring convenience for all residents.

The bungalow is equipped with gas central heating and double glazing, providing warmth and energy efficiency throughout the year. Its location is particularly advantageous, as it is close to the vibrant cities of Perth & Dundee, offering a range of amenities, shops, and recreational activities.

This property is perfect for those seeking a peaceful lifestyle in a friendly community while still being within easy reach of city conveniences. Whether you are a first-time buyer, a small family, or looking to downsize, this bungalow presents an excellent opportunity to own a lovely home in a desirable area. Do not miss the chance to make this delightful property your own.

**Lounge**

10'4" x 17'7" (3.16 x 5.38)

**Kitchen**

11'1" x 8'2" (3.39 x 2.49)

**Master Bedroom**

8'9" x 9'11" (2.67 x 3.04)

**Bedroom Two**

8'10" x 9'11" (2.70 x 3.03)

**Shower Room**

7'2" x 5'5" (2.19 x 1.66)

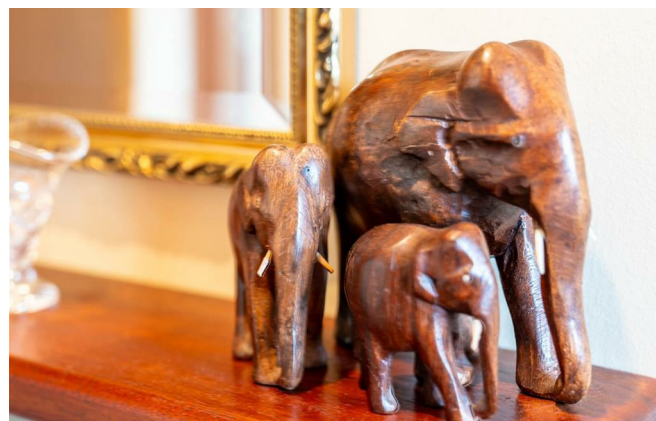
**Hallway**

3'1" x 12'4" (0.94 x 3.78)





- Two Bedroom Semi-Detached Bungalow In An Immaculate Private Very Well Kept Corner Plot
- Gas Central Heating & Double Glazing
- Modern Walk In Shower Room
- 15 Minutes Drive to Both Perth & Dundee Great For Commuting
- Large Driveway & Garage
- Move In Condition
- Think this might be the property for you? Contact our mortgage team to discuss your options!



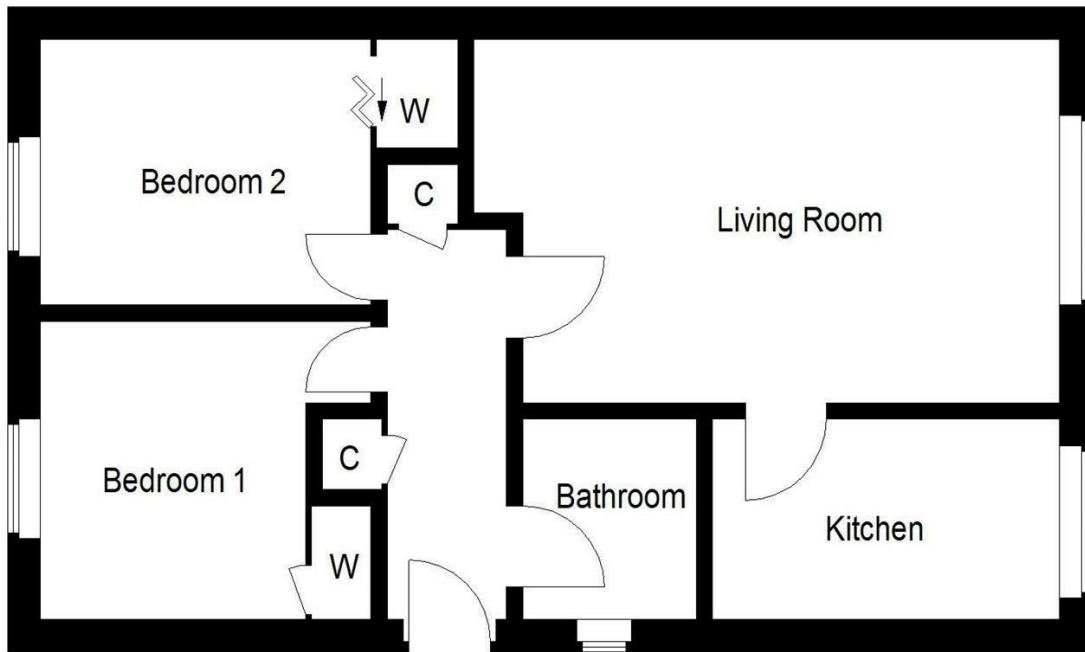
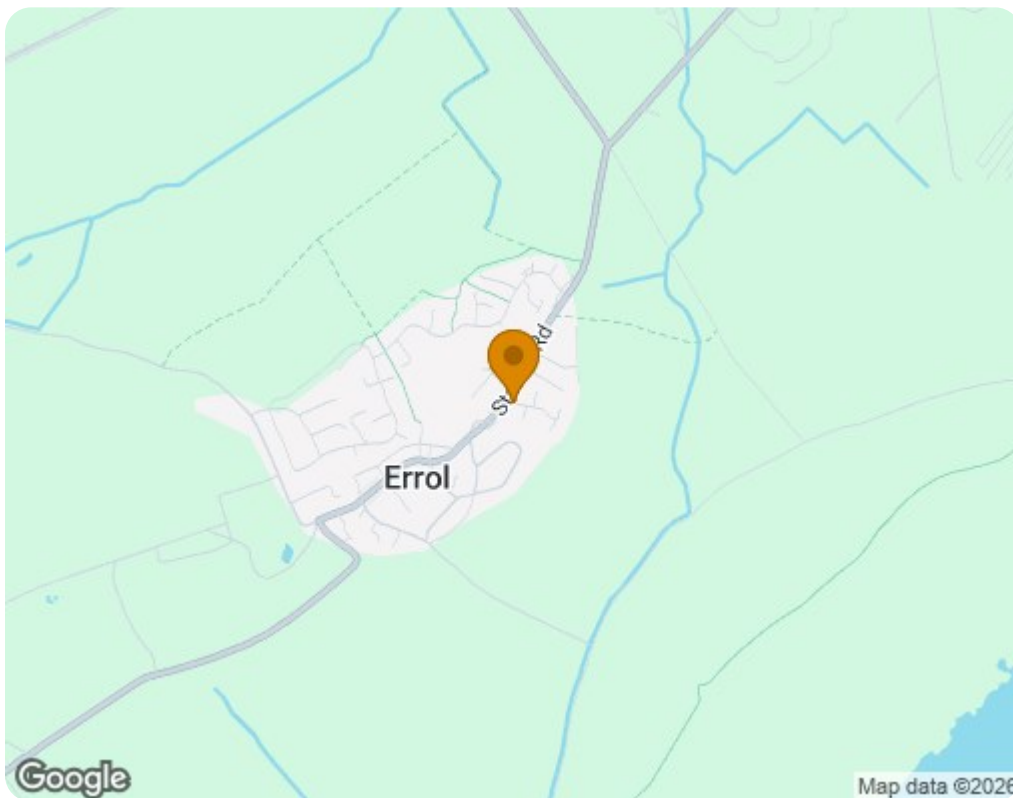


Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1292497)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		