

Simple Approach



**208 Oakbank Road, Perth  
PH1 1EG**

**Offers over £198,000**

Simple Approach are pleased to welcome this bright, detached family home on Oakbank Road to the Perthshire residential sales market. Set within a highly sought after location with excellent surrounding amenities and just a short distance away from Perth City Centre. Oakbank Road holds ample potential and would be the ideal purchase for any first time buyers, mature couple or family seeking a fantastic property within an ever desirable area.

This property comprises of; a welcoming entrance hallway, a bright and spacious lounge, a dining room, sizeable kitchen, three generous bedrooms and a family bathroom. Oakbank Road would benefit from modernization throughout but holds ample potential along with offering spacious accommodation set across two floors, providing all the living space required by the modern day family.

Externally this property boasts an idyllic private front and back garden space with generous grounds. Ample private parking is provided by a single detached garage and a large private driveway to the side. Warmth is provided by gas central heating and double glazing throughout. Viewing is essential to appreciate the overall great property on offer here at Oakbank Road.

### Lounge

15'2" x 12'7" (4.64 x 3.84)

### Kitchen

10'9" x 8'10" (3.30 x 2.71)

### Dining Room

9'9" x 10'10" (2.99 x 3.32)

### Entrance Hallway

13'8" x 6'2" (4.17 x 1.88)

### Bathroom

6'4" x 6'2" (1.95 x 1.90)

### Bedroom

9'4" x 12'3" (2.86 x 3.74)

### Bedroom

14'7" x 10'3" (4.47 x 3.14)

### Bedroom

9'11" x 8'4" (3.04 x 2.56)

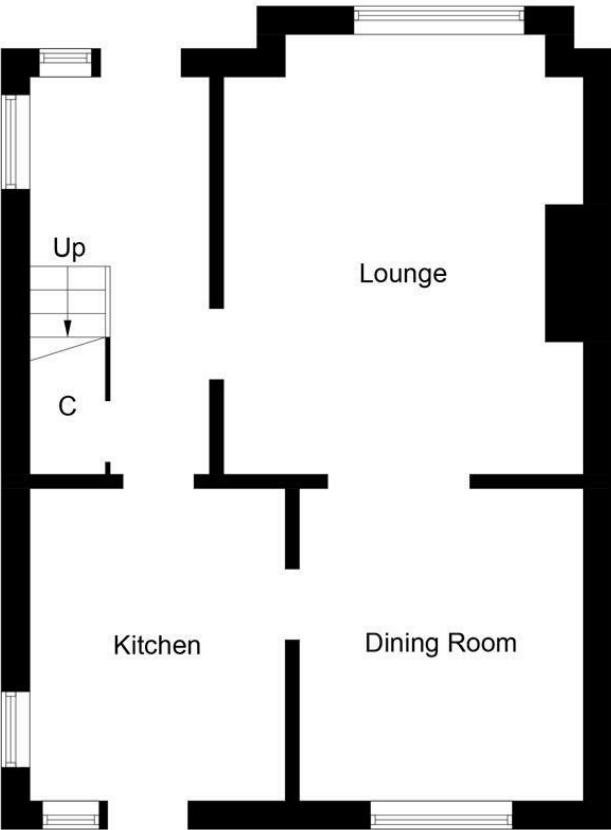




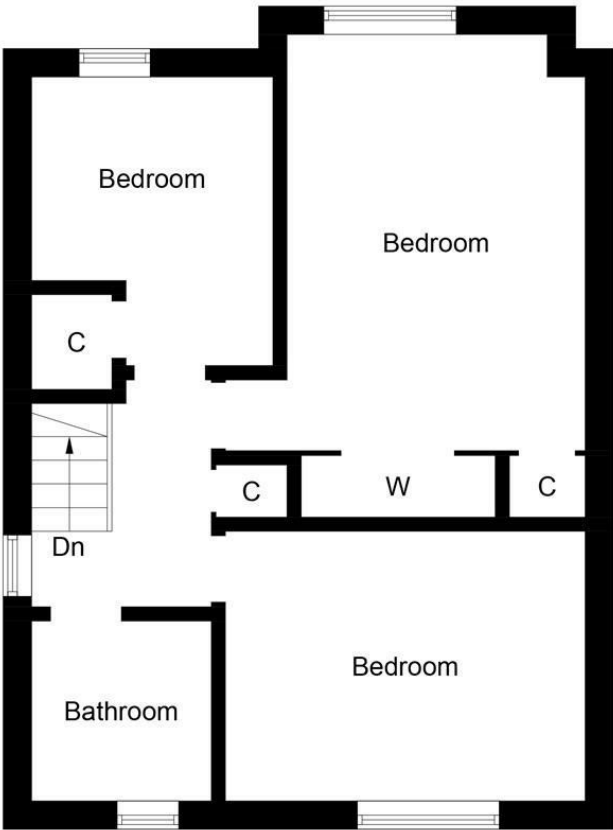


- Detached House
- Bright & Spacious Lounge
- Private Front & Rear Garden
- Double Glazing Throughout
- Three Generous Bedrooms
- Dining Room
- Driveway & Single Garage
- Ample Living Space Throughout
- Sizeable Kitchen
- Gas Central Heating

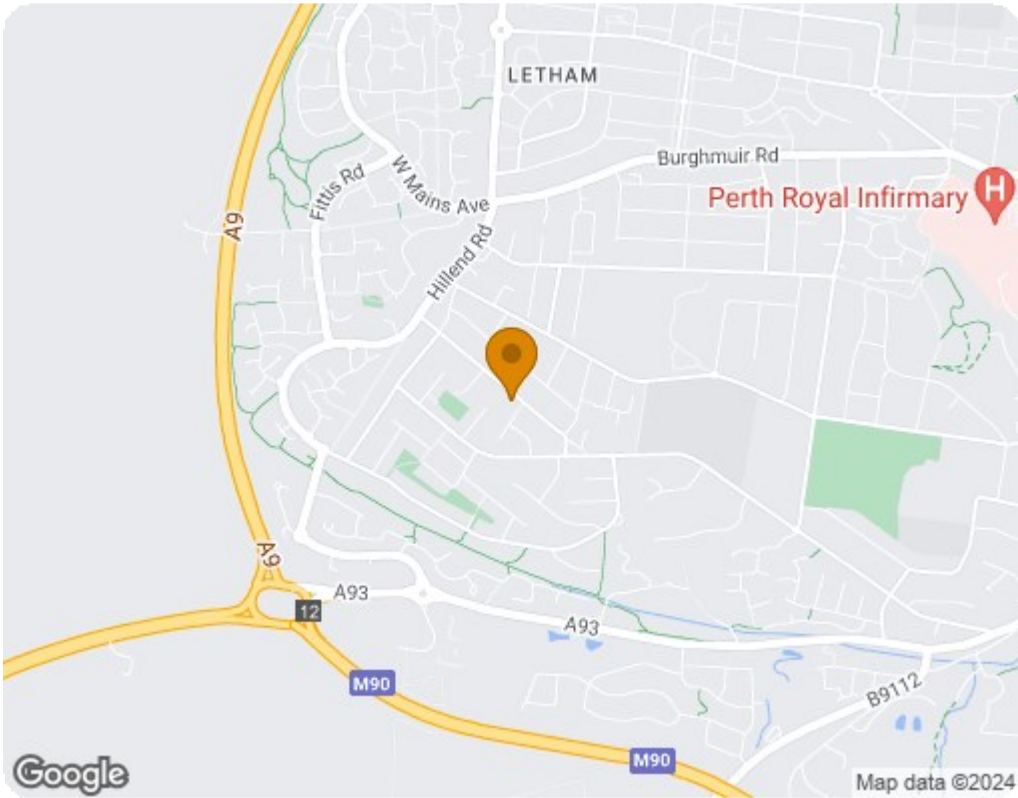





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>62</div>	<div>84</div>
(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	<div>55</div>	<div>81</div>
(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 