

Simple Approach



65 Struan Road, Perth
PH1 2NN

Offers over £142,950

This well-presented semi-detached house on Struan Road, Perth offers bright and comfortable accommodation, ideal for first-time buyers, small families, or those looking to downsize. The property enjoys a spacious and welcoming lounge with ample room for both living and dining, creating a versatile space perfect for relaxing or entertaining. The kitchen is well laid out, providing good storage and worktop space to meet everyday needs.

Upstairs, there are two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for use as a home office or guest room if required. The shower room is neatly finished and designed with practicality in mind.

Further benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round. Externally, the home boasts a well-maintained private rear garden, ideal for enjoying outdoor space with minimal upkeep. To the front, there is a sizeable private driveway providing convenient off-street parking.

Situated in a popular residential area of Perth, this attractive home offers a fantastic opportunity to secure a move-in ready property with excellent outdoor space and parking.

Lounge + Dining Room

20'9" x 14'2" (6.34 x 4.34)

Kitchen

8'9" x 9'1" (2.68 x 2.78)

Bedroom One

12'9" x 9'9" (3.89 x 2.98)

Bedroom Two

11'0" x 11'0" (3.36 x 3.37)

Shower Room

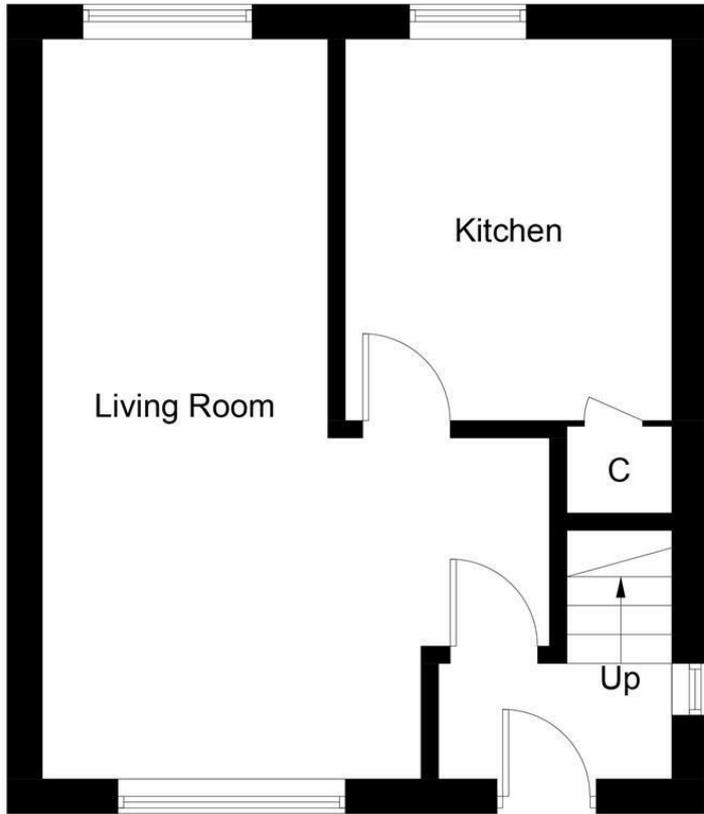
5'5" x 6'0" (1.67 x 1.84)



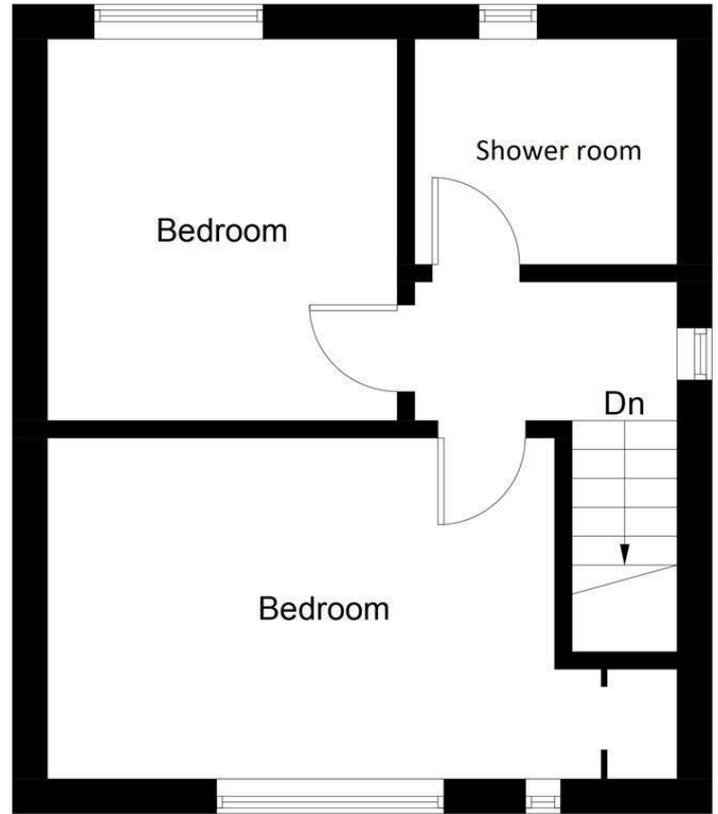


- Well presented semi-detached house
- Gas central heating and double glazing
- Highly sought after location
- Two generous bedrooms
- Sizeable private driveway
- Ideal for first-time buyers, small families or those looking to downsize
- Bright and spacious lounge / dining area
- Private rear garden



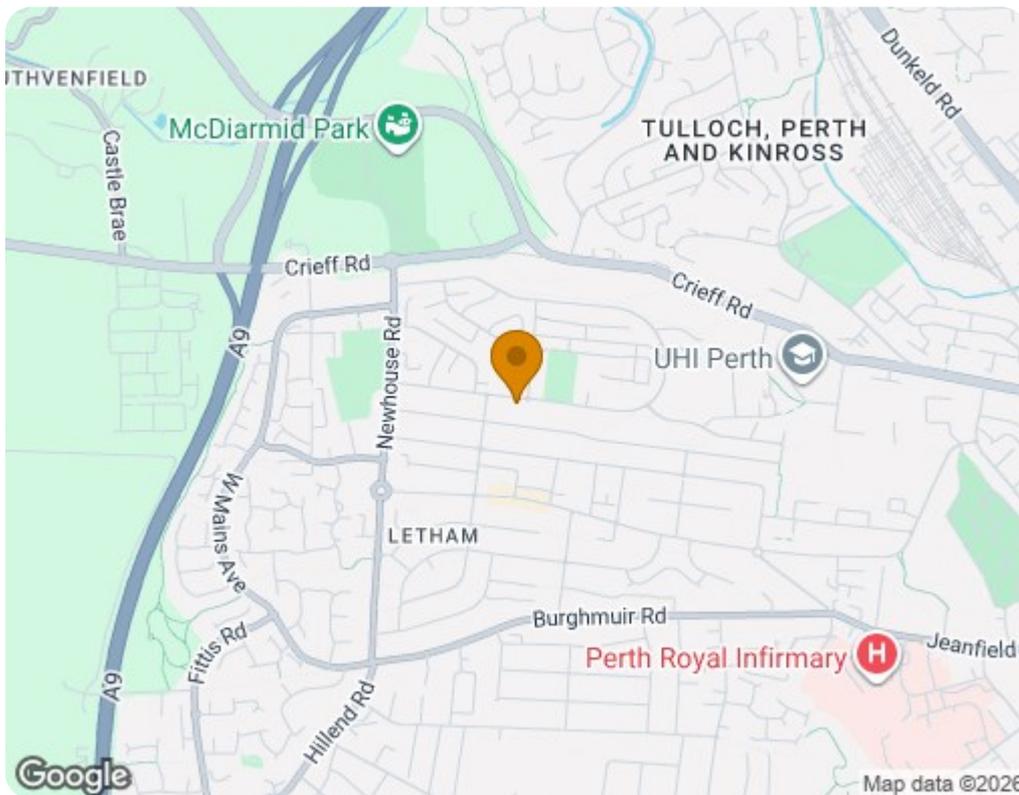


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1276098)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(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			
(55-68) D		70	74
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	