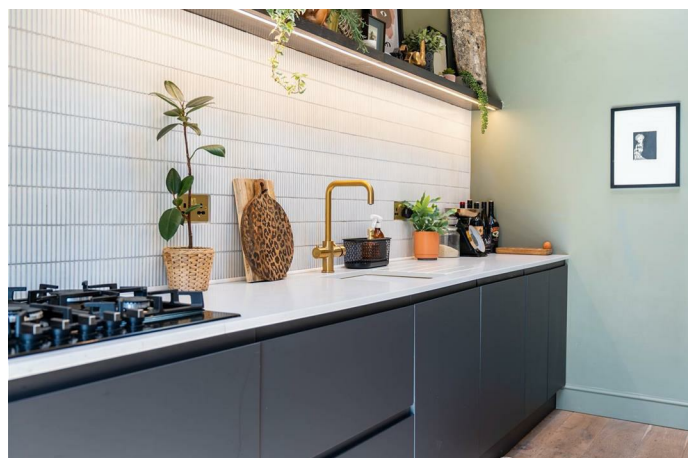


Simple Approach



Estate Agents



16 Low Road, Perth  
PH2 0NF

Offers over £317,950



Located in a highly sought-after location, this absolutely stunning two-bedroom semi-detached home on Low Road, Perth, has been beautifully renovated throughout to offer the perfect blend of contemporary elegance and classic charm. Designed with impeccable taste, this property boasts a chic and stylish interior, ideal for modern family living. Upon entering, you are greeted by an inviting open-plan lounge and dining area, exuding sophistication with its seamless flow, and an abundance of natural light. This expansive living space is perfect for both relaxation and entertaining, with large windows enhancing the bright and airy atmosphere. The heart of the home is the stunning open-plan kitchen, meticulously designed to the highest standards. Featuring sleek cabinetry, and integrated appliances. Low Road enjoys two generously sized bedrooms, each exuding comfort and style. A beautifully appointed modern family bathroom and a further shower room completes the interior, both boasting contemporary fixtures.

Externally, the property continues to impress with its private driveway, providing convenient off-road parking. The easily maintained rear garden along with two garden studios with full electrics offers a lot of tranquil outdoor space. In addition the Garden Studios also benefit from Fibre Broadband and convenient underfloor heating. Low Road further enjoys modern comforts such as gas central heating and full double glazing. This exquisite home has been thoughtfully designed and meticulously finished, ensuring a turn-key opportunity for its new owners. With its prime location on Low Road, Perth, stunning interiors, and outstanding features, this property is a rare opportunity not to be missed.

### Lounge + Dining Area

23'9" x 13'10" (7.26 x 4.24)

### Open-plan Kitchen

18'6" x 9'10" (5.64 x 3.00)

### Utility Room

5'10" x 6'0" (1.80 x 1.84)

### Downstairs Shower Room

5'1" x 6'10" (1.57 x 2.09)

### Downstairs Bedroom

9'9" x 11'5" (2.99 x 3.49)

### Family Bathroom

6'0" x 7'7" (1.85 x 2.33)

### Bedroom One

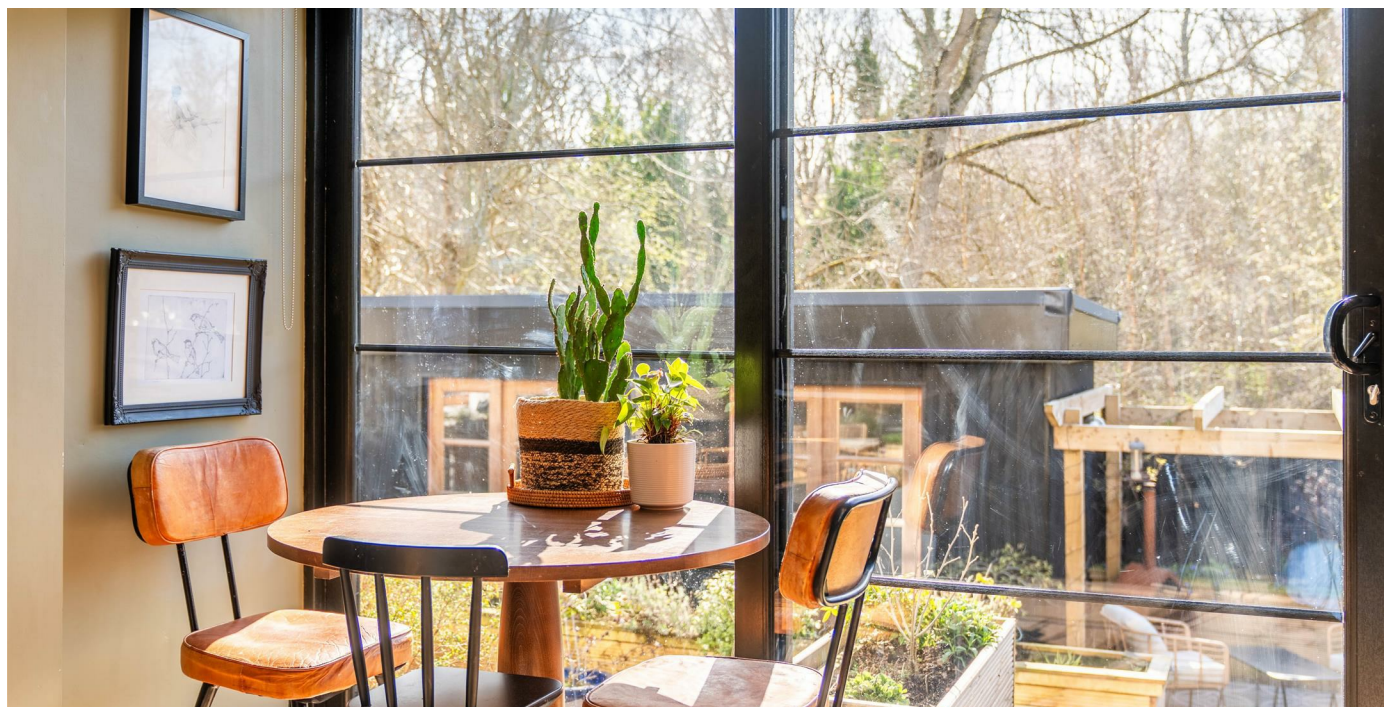
12'0" x 12'9" (3.67 x 3.89)

### Bedroom Three / Dressing Room

11'3" x 6'5" (3.44 x 1.96)







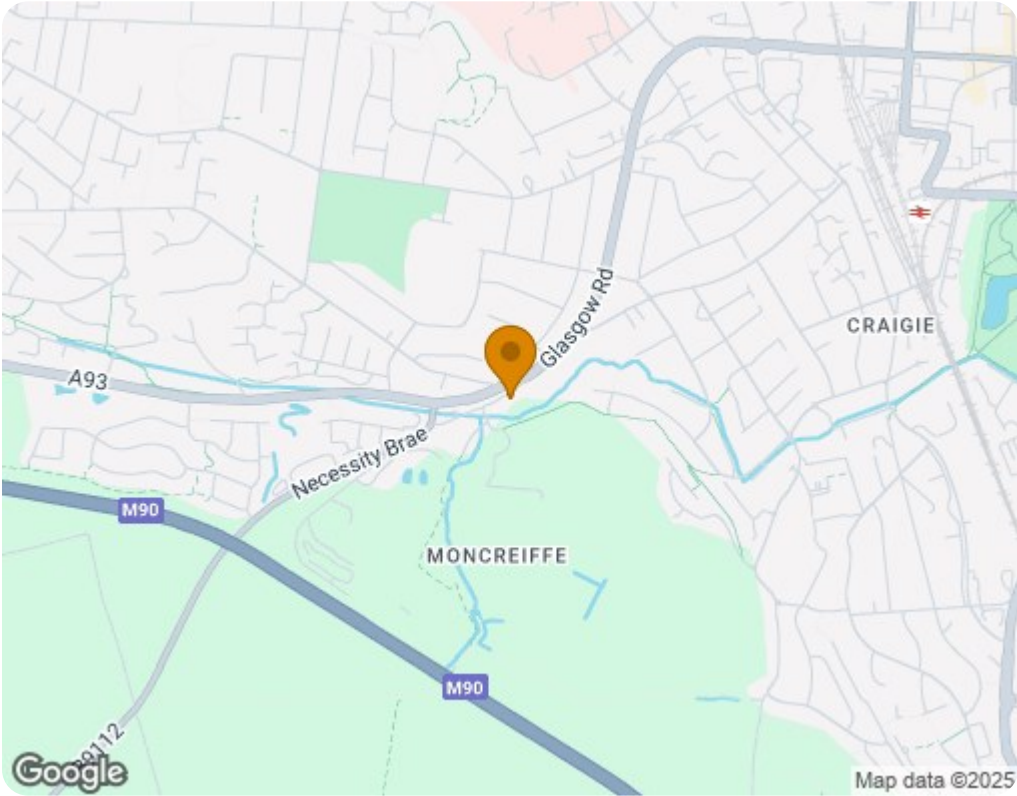
- Immaculate Modern Two Bedroom Semi Detached House
- Two Garden Studios With Electric
- Private Driveway
- Highly Sought After Residential Location
- Newly Renovated Throughout
- Open Plan Living
- Easily Maintained South Facing Private Rear Garden
- Chic Interior including Two Bathrooms
- Gas Central Heating, Under Floor Heating & Double Glazing
- Useful Utility Room







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		81
(69-80) C	69	
(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		80
(69-80) C	68	
(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		