

Simple Approach



Estate Agents



Braehead Cottage, 7 Jeanfield Road, Perth

PH1 1PG

Offers over £234,950

Braehead Cottage, 7 Jeanfield Road, Perth, PH1 1PG

Simple Approach are pleased to welcome this very well presented period property with immaculate modern interior to the Perthshire residential market. It is situated in an ideal location for those commuting to Dundee, Pitlochry, Inverness, Edinburgh, Glasgow and Aberdeen. This property is set in the prestigious area of Jeanfield Road just a short distance from Perth City Centre.

This stunning property offers spacious accommodation set across two floors, comprising of; a welcoming entrance hallway, a bright front facing lounge, a dining room / living room, a stylish fitted kitchen, chic family bathroom and four bedrooms (store room / single bedroom) . This property has so much to offer and is the ideal purchase for any growing family or mature buyer looking for a great amount of living space, seeking modern and peaceful living in a fantastic, highly sought-after area. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful location on offer here at Braehead Cottage.

Lounge

15'11" x 12'11" (4.87 x 3.95)

Family Room / Dining Room

10'2" x 12'2" (3.11 x 3.73)

Kitchen

10'11" x 7'9" (3.33 x 2.38)

Bathroom

7'2" x 6'7" (2.20 x 2.02)

Bedroom One

13'9" x 10'1" (4.20 x 3.09)

Bedroom Two

10'0" x 11'11" (3.07 x 3.65)

Bedroom Three (Single Bedroom)

7'1" x 7'4" (2.17 x 2.24)

Bedroom Four (Single Bedroom) / Store Room

7'4" x 6'10" (2.24 x 2.09)





- Immaculate Period Property
- Modern Bathroom And Kitchen
- Close To All Local Amenities
- Three Sizable Bedrooms
- Private Driveway
- Beautifully Presented Throughout
- Fully Enclosed Rear Garden



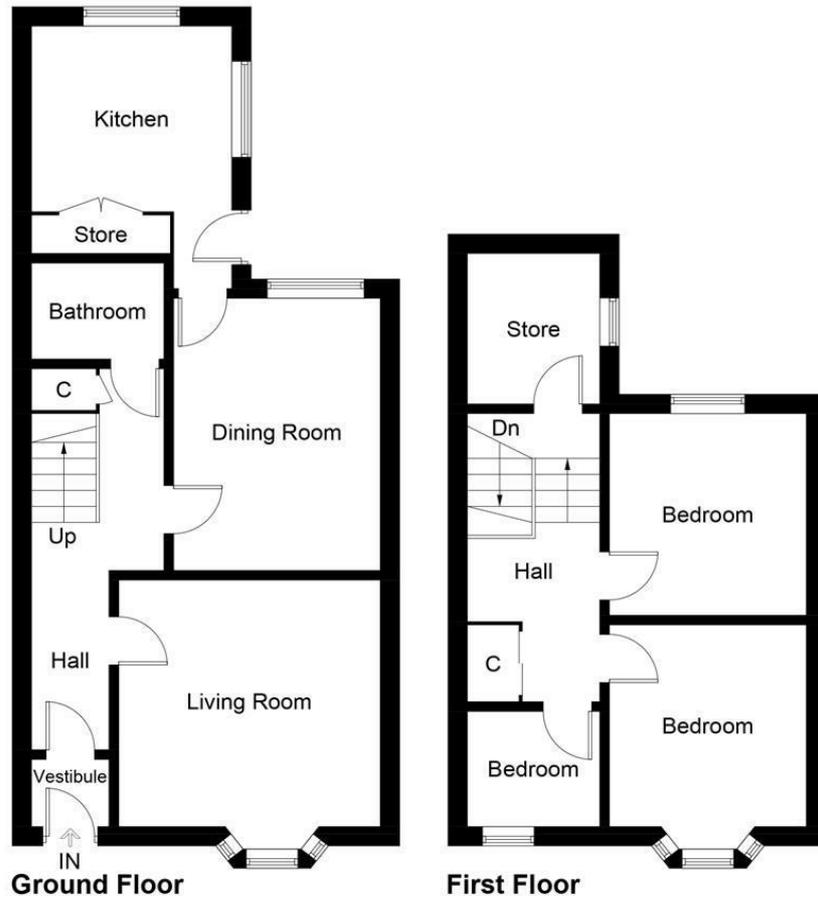
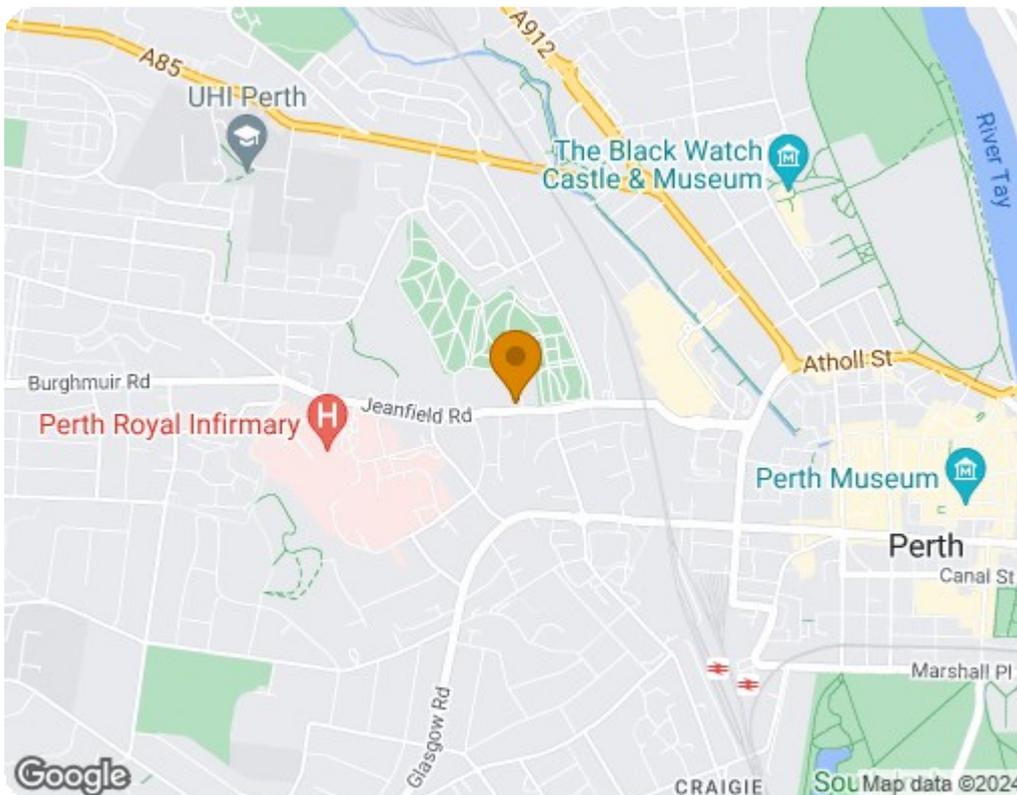


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1093384)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		86
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC