

Simple Approach



41 St. Magdalenes Road, Perth

PH2 0BT

Offers over £287,950

This well presented semi-detached villa on St. Magdalenes Road, Perth offers generous and versatile accommodation over two spacious levels, making it an ideal choice for growing families or those seeking flexible living space in a highly sought-after location.

The property welcomes you with a bright and inviting entrance hall, setting the tone for the space throughout. To the front, a generous lounge enjoys excellent natural light, creating a warm and comfortable setting for everyday living. A separate dining room provides the perfect space for family meals and entertaining, while the well-appointed kitchen offers ample storage and workspace to cater for modern living.

One of the standout features of this home is its flexible layout, with four generously proportioned bedrooms in total - including one conveniently located on the ground floor, ideal for guests, home working, or multi-generational living. The accommodation is completed by a family bathroom, thoughtfully positioned to serve both levels.

Externally, the property benefits from sizeable garden grounds, offering excellent outdoor space for relaxation, or gardening enthusiasts. On-street parking is available to the front of the house for added convenience.

Further benefits include gas central heating and double glazing, ensuring comfort and efficiency throughout the year. A fantastic opportunity to secure a spacious home in a desirable area of Perth, early viewing is highly recommended.

Lounge

13'9" x 17'3" (4.20 x 5.28)

Dining Room

10'10" x 12'6" (3.32 x 3.82)

Kitchen

11'9" x 5'10" (3.59 x 1.78)

Bathroom

13'4" x 7'2" (4.08 x 2.19)

Downstairs Bedroom

11'1" x 11'10" (3.40 x 3.63)

Bedroom One

11'8" x 17'5" (3.56 x 5.31)

Bedroom Two

11'3" x 14'4" (3.43 x 4.37)

Bedroom Three

8'9" x 8'5" (2.67 x 2.59)

Upstairs Storage Cupboard

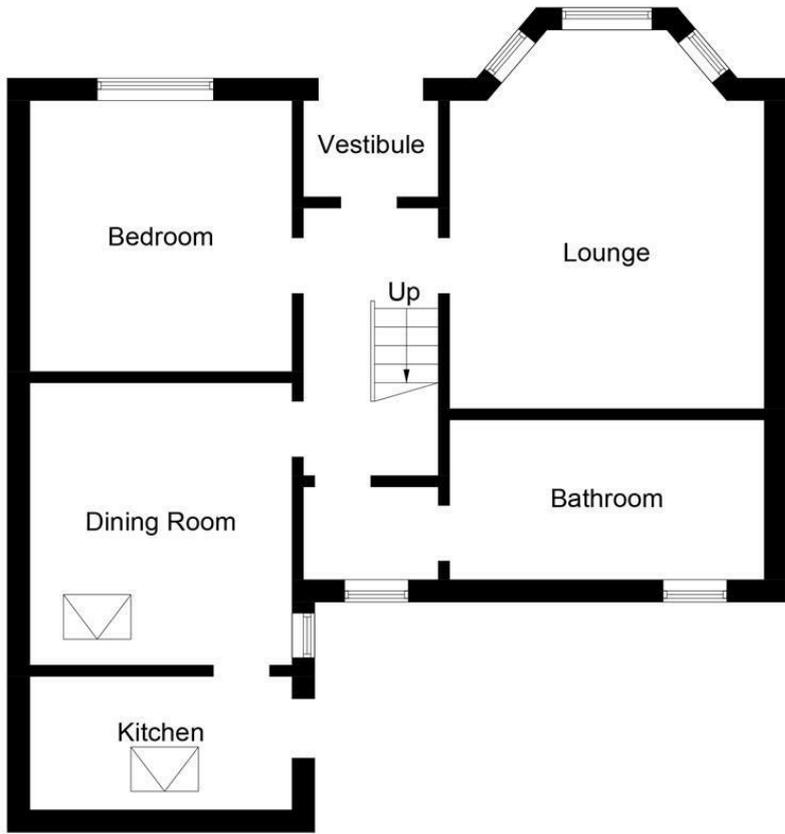
8'3" x 6'2" (2.52 x 1.90)



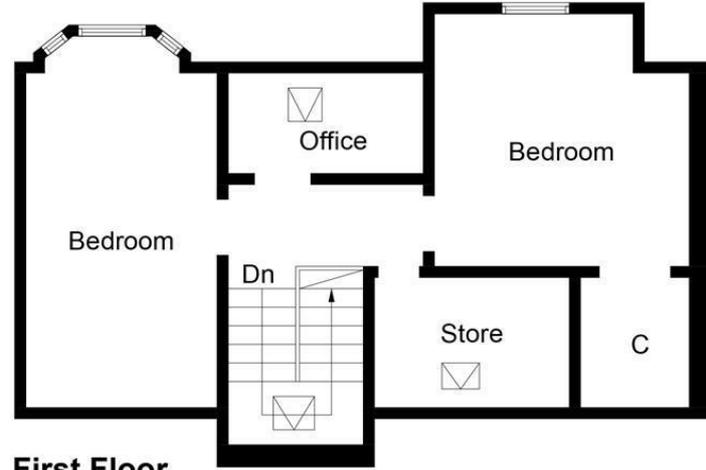


- Well presented semi-detached house
- Separate dining room
- On-street parking to the front
- Three generous bedrooms with one being on the ground floor offering flexible living options
- Spacious accommodation set over two floors
- Sizeable garden grounds
- Bright and spacious lounge
- Gas central heating and double glazing

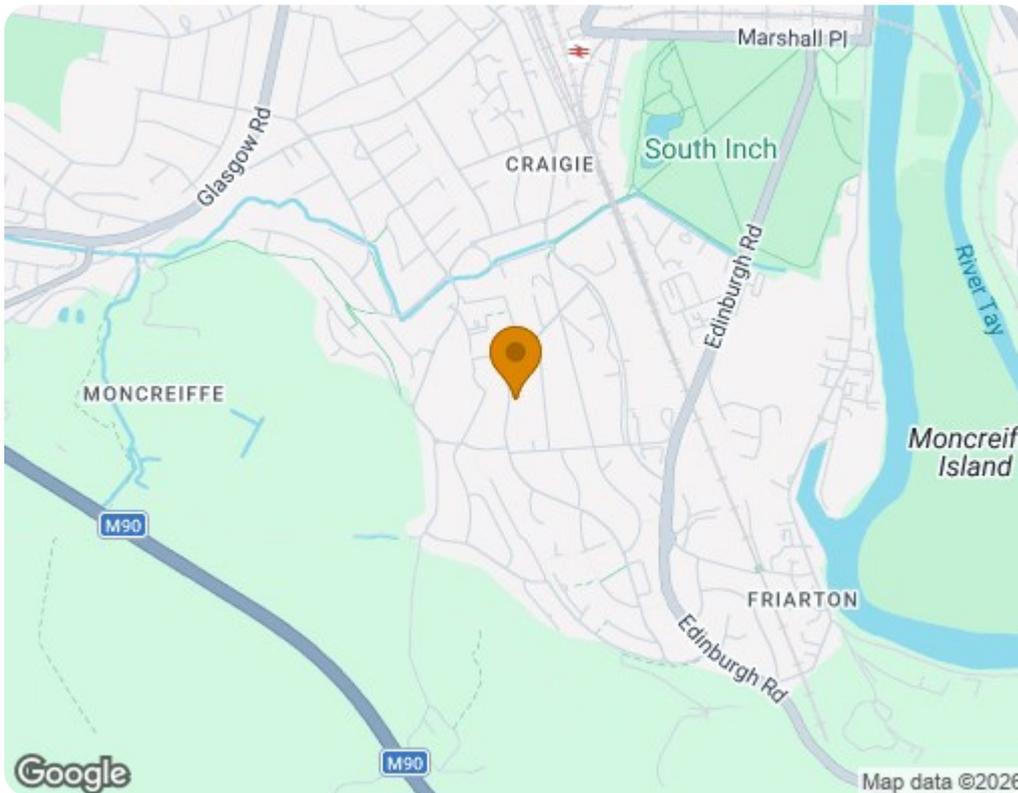




Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 64 | 73 |
| 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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 59 | 67 |
| EU Directive 2002/91/EC | | |