

Simple Approach



Estate Agents



**14 Graham Court, Perth  
PH1 4DS**

**Offers over £122,950**

Welcome to this two-bedroom, mid-terrace house located in the desirable area of Graham Court, Bankfoot, Perth to the market. Upon entering, you will find a spacious reception room through to the kitchen on the ground floor and on the upper floor, this house features two well-proportioned bedrooms, each offering useful fitted storage and a family bathroom.

This property boasts electric heating and double glazed windows.

Externally Grahams Court offers you a private rear garden along with a driveway for off street parking and being situated in a peaceful neighbourhood, this property is close to local amenities and offers easy access to nearby transport links, making it a perfect base for exploring the beautiful surroundings of Perthshire.

In summary, this two bedroom house in Graham Court is a wonderful opportunity for those seeking a home where you can add your own stamp and make it your own, ideal for first time buyer or clients looking to downsize. Do not miss this chance and call Simple Approach today on 01738 827864.

**Lounge**

9'6" x 18'3" (2.91 x 5.57)

**Kitchen**

6'11" x 12'11" (2.13 x 3.95)

**Bedroom One**

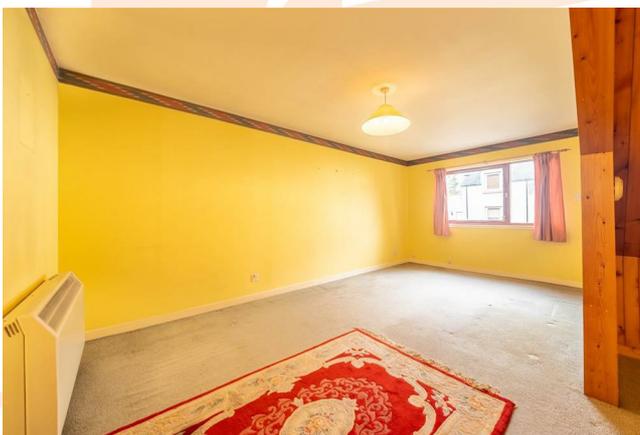
9'6" x 11'4" (2.91 x 3.46)

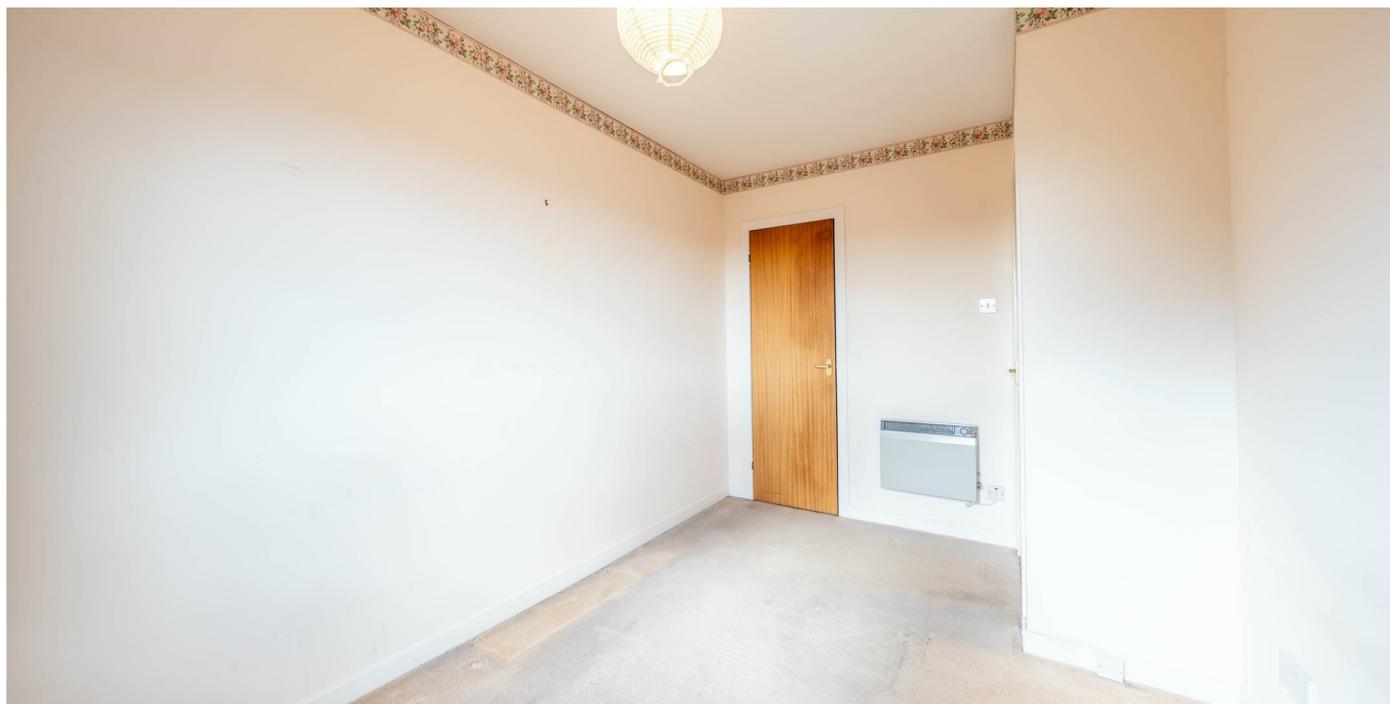
**Bedroom Two**

11'9" x 7'10" (3.60 x 2.39)

**Bathroom**

7'9" x 4'8" (2.38 x 1.43)

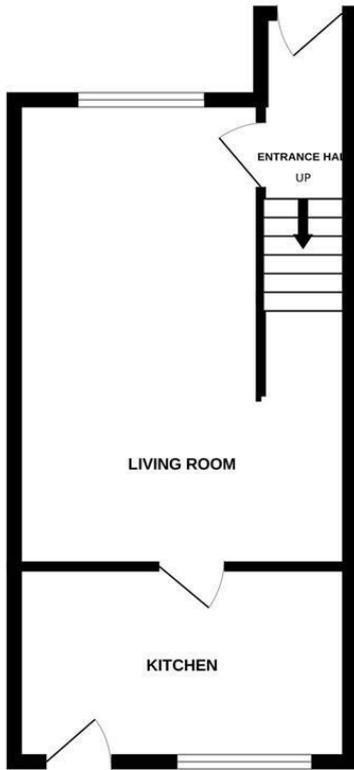




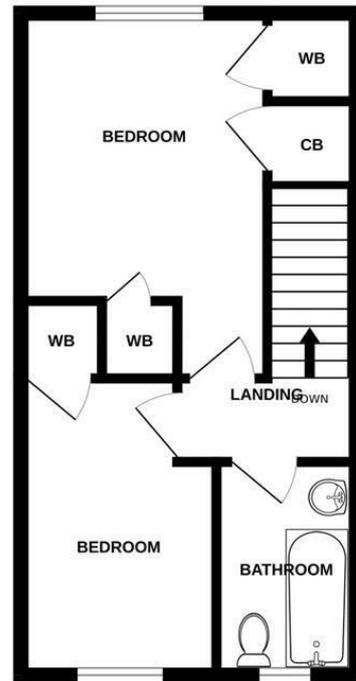
- Two Bedroom House
- Ideal For First Time Buyers, Downsizes or Clients Looking For A Small Project
- Please Ask About Our In-house Mortgage Team
- Private Garden and Driveway
- Ample Storage Provided By Bedroom Fitted Storage
- Electric Heating and Double Glazing
- Spacious Lounge



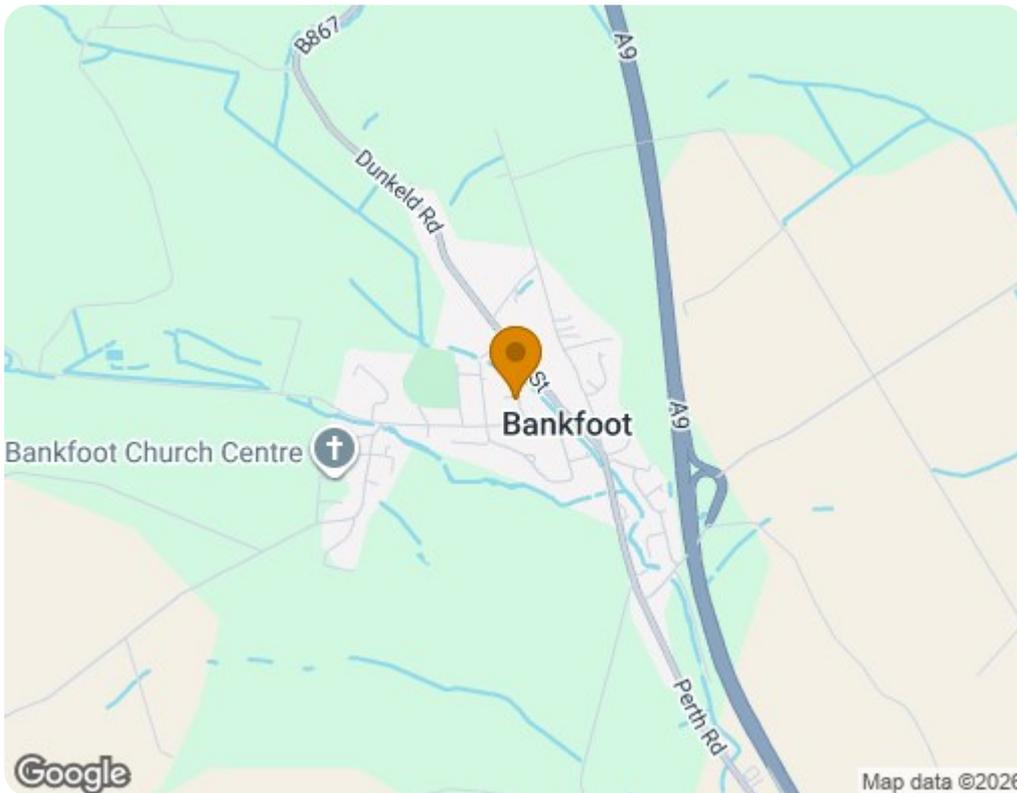
GROUND FLOOR



1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC