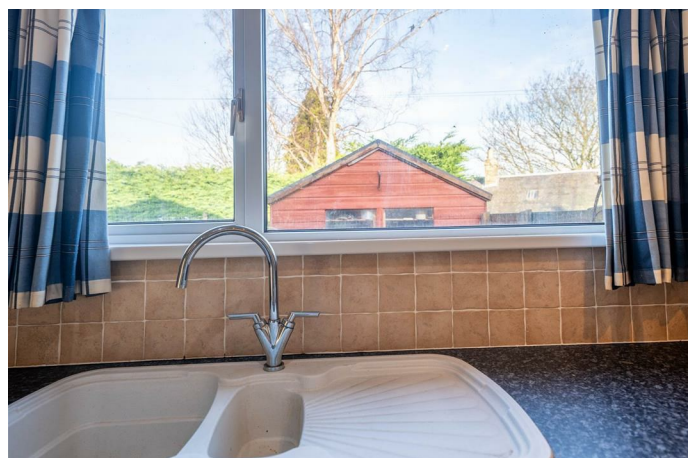


Simple Approach



Estate Agents



**6 Front Row, Perth  
PH2 9NB**

**Offers over £166,950**



This delightful property is located in a peaceful and sought-after location in Aberargie, offering the perfect blend of comfort and charm. The home features a bright and welcoming lounge, ideal for relaxing or entertaining, and a well-appointed kitchen that provides a functional and homely space for everyday living.

The accommodation comprises two generous bedrooms and a family bathroom, providing comfortable living for couples, small families, or those looking to downsize. The property benefits from oil-fired central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Externally, the house boasts a private driveway and a private rear garden, offering both convenience and outdoor space for leisure or gardening. This property presents an excellent opportunity to acquire a charming home in a tranquil location, with potential to add your own personal touches.

### Lounge

15'10" x 16'4" (4.84 x 4.99)

### Kitchen

13'1" x 12'8" (4.01 x 3.87)

### Bedroom One

14'11" x 12'9" (4.56 x 3.90)

### Bedroom Two

6'10" x 11'8" (2.09 x 3.57)

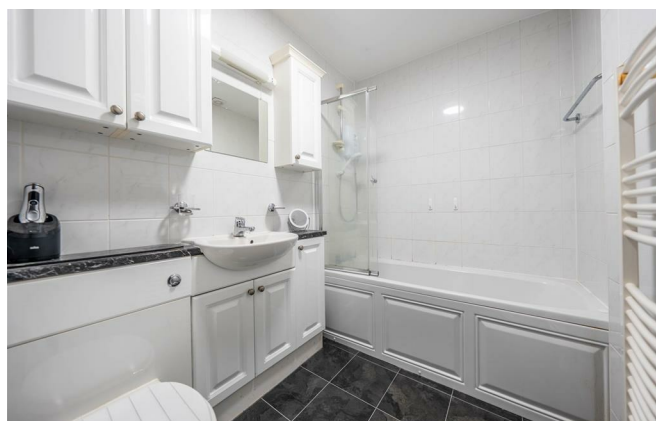
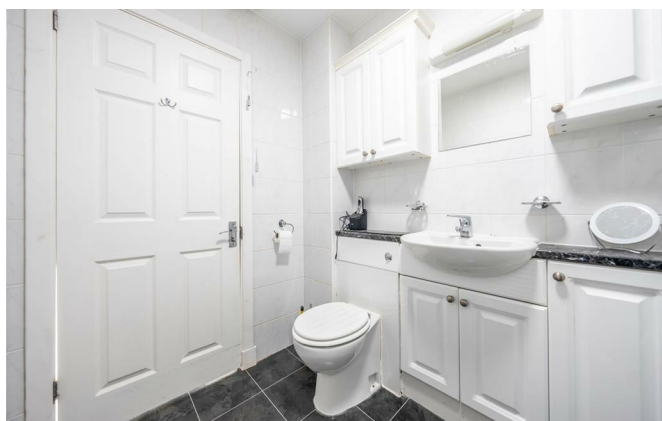
### Bathroom

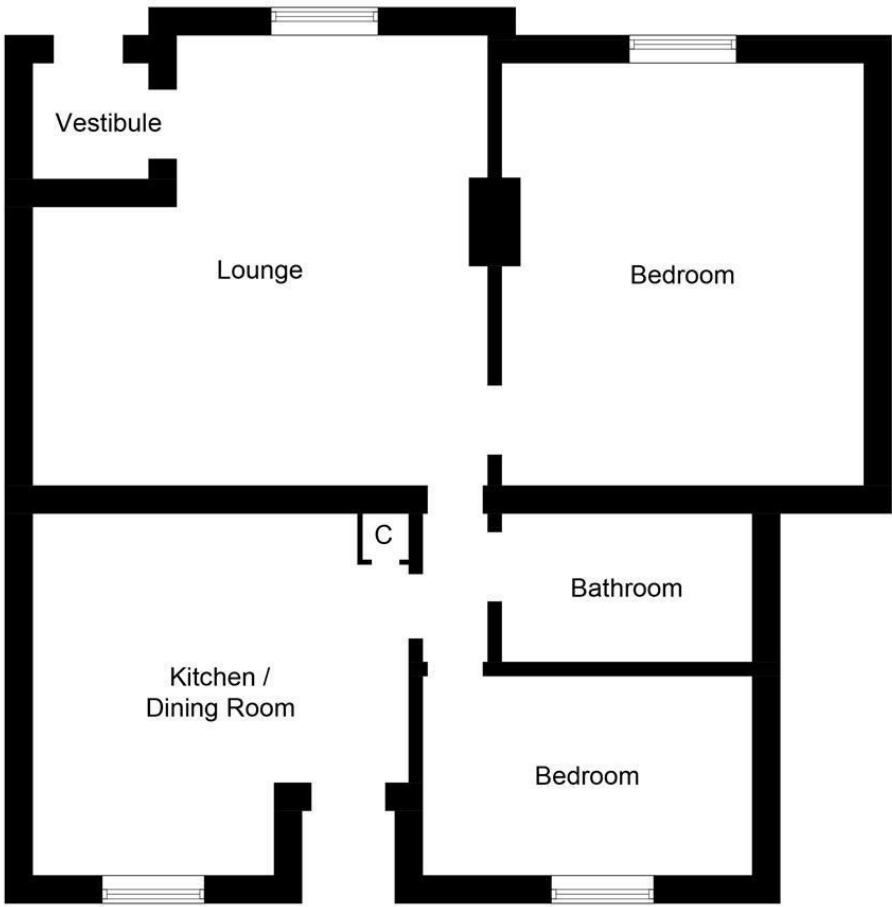
8'3" x 5'6" (2.54 x 1.68)





- Charming mid terraced cottage
- Two generous bedrooms
- Private driveway and private rear garden
- Bright lounge with plenty of natural light
- Highly sought after location
- Contact our mortgage team today to discuss your options!
- Spacious kitchen
- Oil-fired central heating and double glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		