

Simple Approach



12 Queen Street, Perth  
PH2 0EQ

Offers over £393,950

This very well-presented semi-detached home on Queen Street, Perth is a truly unique property, filled with charm and character while offering generous, flexible accommodation across two spacious floors. Finished to a high standard throughout, the home successfully blends beautiful period features with comfortable modern living, making it an ideal family residence.

The ground floor offers an impressive range of living spaces, including a bright and welcoming lounge that provides a perfect setting for relaxation. A separate dining room adds further versatility, ideal for family meals or entertaining guests, while the spacious kitchen/dining area forms the heart of the home, offering an excellent space for everyday living. Additional ground floor accommodation includes a useful study, a well-appointed bathroom and a practical utility room, ensuring the layout meets the demands of modern family life.

On the upper floor, the property boasts four generously proportioned bedrooms, all offering excellent space and flexibility for family living, guest accommodation or home working. Completing the accommodation is a shower room.

Further benefits include gas central heating and double glazing, providing comfort and efficiency throughout the year. Externally, the property enjoys a large, private rear garden, offering an excellent outdoor space for families, gardening or entertaining, along with a private driveway providing off-street parking.

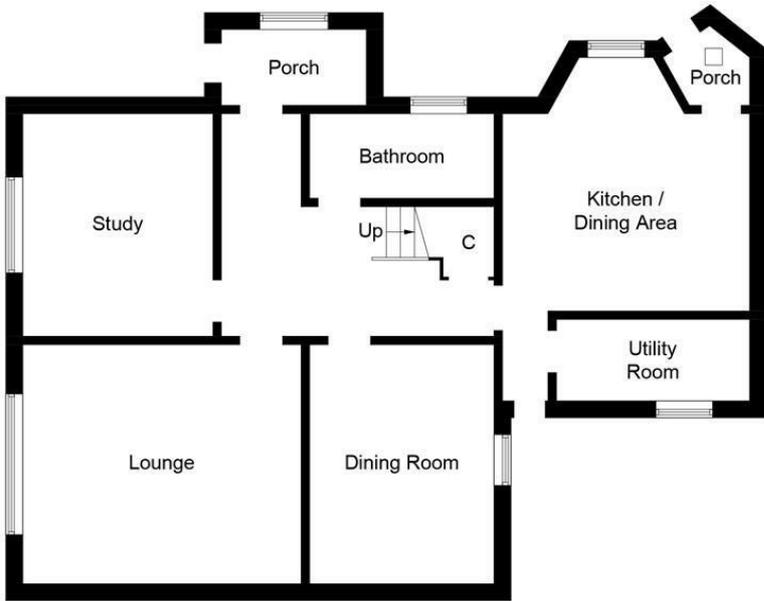
Situated within a popular and well-established residential area of Perth, this charming and distinctive home offers a rare opportunity to purchase a property of character, space and versatility - truly an ideal family home.



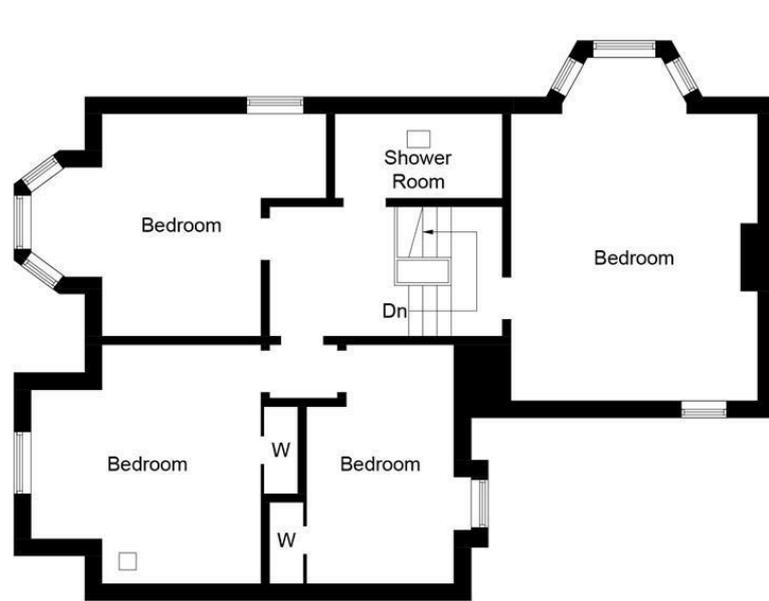


- Very well-presented semi-detached home
- Four generous bedrooms
- Private driveway providing off-street parking with EV charging unit
- Contact our mortgage team to discuss your options!
- Unique property full of charming and characterful features
- Large kitchen/dining area ideal for family living
- Large, private rear garden
- Spacious accommodation arranged over two generous floors
- Ground floor study, bathroom and practical utility room
- Gas central heating and double glazing throughout

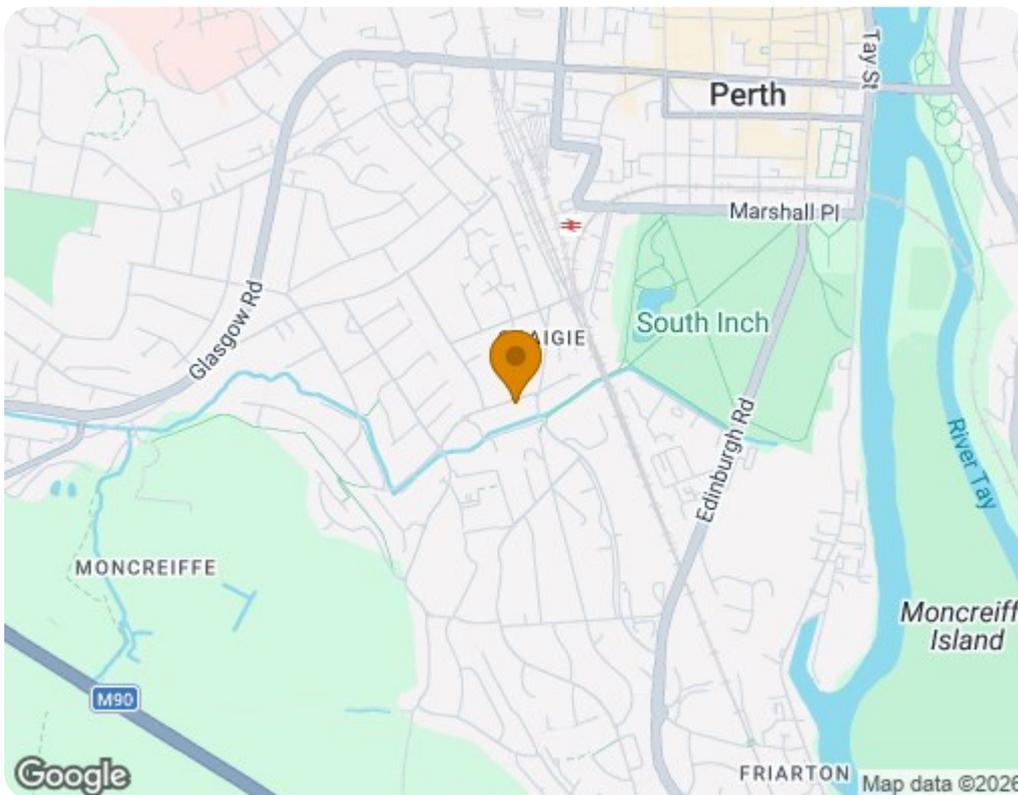




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>Scotland</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC