



28 Druidsway, Perth
PH2 7NQ
Offers over £139,950

This well-proportioned end-terraced house is located within the popular residential area of Druidsway, Glencarse, Perth, and offers an excellent opportunity for buyers seeking a home with great potential. The property is in good overall condition, while providing scope for a degree of modernisation to allow purchasers to personalise the space to their own taste.

The accommodation is bright and well laid out. On the ground floor, there is a welcoming and airy lounge, creating a comfortable living space, along with a functional kitchen offering good storage and worktop space. A convenient downstairs shower room adds practicality and flexibility for everyday living.

Upstairs, the property benefits from two generous double bedrooms, both offering ample space for furniture and storage, along with a bathroom completing the upper level.

Externally, the home enjoys garden grounds to both the front and rear, providing outdoor space for relaxation, entertaining, or gardening. A private driveway offers off-street parking, a valuable feature for this style of property.

Further benefits include gas central heating and double glazing throughout. Positioned in a well-regarded location with easy access to local amenities, transport links and nearby Perth, this property would make an ideal first-time purchase, downsize opportunity or buy-to-let investment.

Lounge

18'10" x 9'10" (5.75 x 3.02)

Kitchen

10'0" x 13'3" (3.07 x 4.05)

Bedroom One

17'1" x 9'2" (5.21 x 2.80)

Bedroom Two

9'4" x 11'10" (2.87 x 3.62)

Bathroom

6'7" x 5'5" (2.02 x 1.66)

Downstairs Shower Room

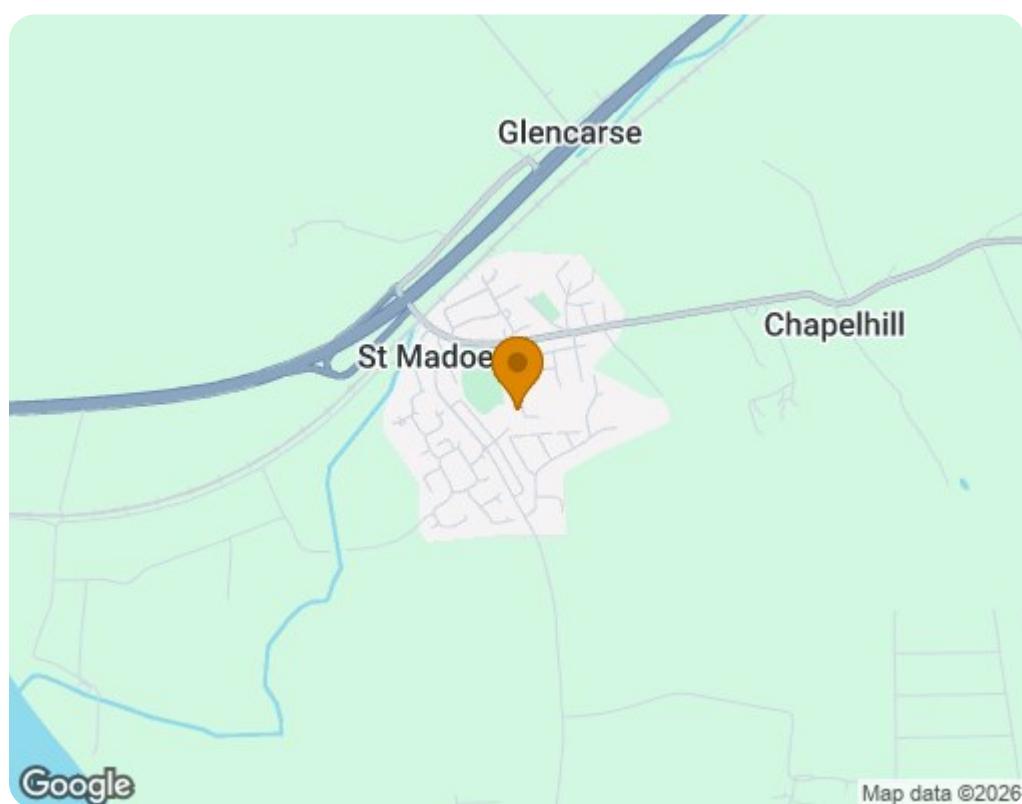
2'4" x 4'6" (0.73 x 1.38)





- End-terraced house
- Good scope for modernisation
- Garden grounds to front and rear
- Contact our mortgage team today to discuss your options!
- Two generous bedrooms
- Downstairs shower room and upstairs bathroom
- Private driveway providing off-street parking
- Bright and spacious lounge
- Gas central heating and double glazing
- Ideal for first-time buyers, downsizers or investors





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	