

Simple Approach



**12 Mountview Road, Perth
PH1 1JY**

Offers over £213,950

This detached home on Mountview Road, Perth offers spacious and versatile accommodation, ideal for a range of buyers seeking comfort in a highly sought-after location.

The property welcomes you with a bright and inviting lounge, perfect for both relaxing and entertaining. The kitchen provides ample space for cooking and dining, complemented by a convenient utility room for additional storage and practicality. To the rear, a lovely conservatory allows you to enjoy views of the garden all year round, creating a peaceful additional living space.

There are two generous bedrooms, both offering comfortable accommodation, alongside a modern family shower room. The home further benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout.

Externally, the property boasts a sizeable private rear garden, ideal for outdoor enjoyment, gardening, or entertaining guests. A private driveway and garage provide excellent off-street parking and additional storage.

Set within a desirable and well-regarded area of Perth, this fantastic home combines space, convenience, and potential, making it a superb opportunity not to be missed.

Lounge

12'0" x 20'11" (3.66 x 6.39)

10'11" x 10'2" (3.34 x 3.11)

Kitchen

10'11" x 12'5" (3.35 x 3.79)

Utility Room

6'0" x 8'6" (1.83 x 2.61)

Conservatory

15'3" x 9'2" (4.67 x 2.80)

Family Shower Room

5'10" x 8'0" (1.80 x 2.44)

Bedroom One

10'8" x 12'7" (3.27 x 3.86)

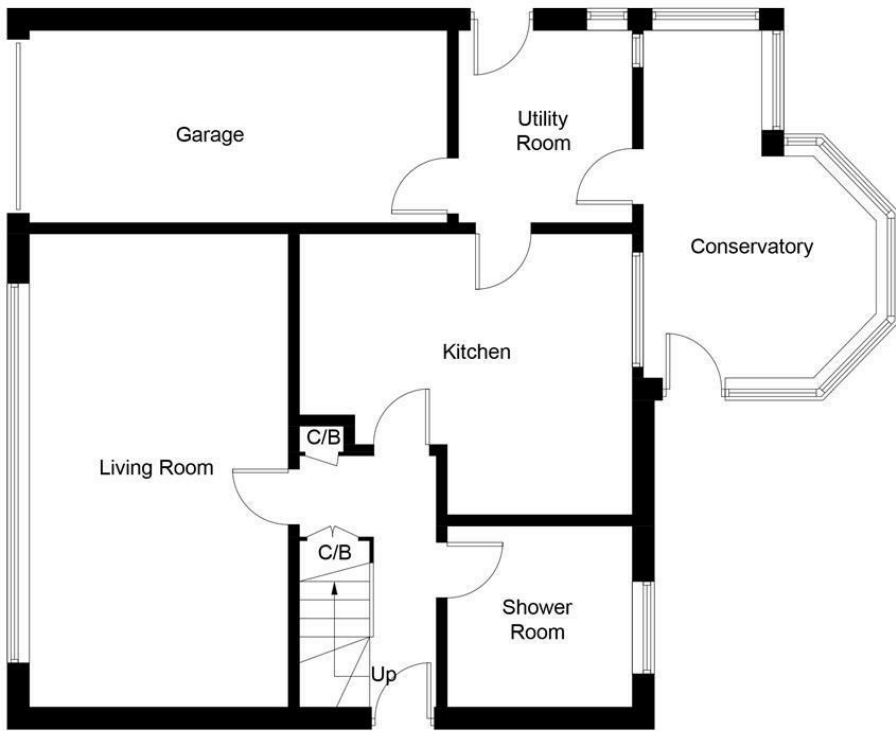
Bedroom Two



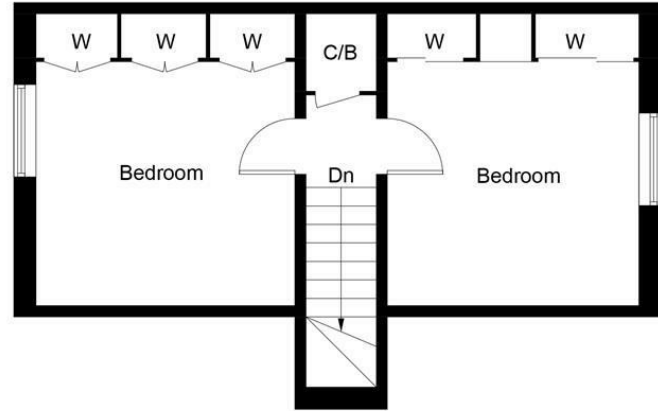


- Detached House In A Very Sought After Location
- Two Generous Bedrooms
- Spacious Conservatory
- Sizeable Kitchen
- Gas Central Heating & Double Glazing
- Large Private Rear Garden
- Private Driveway & Garage
- Do You Need A Mortgage Appointment Quickly?
Call Simple Approach Mortgages Today!



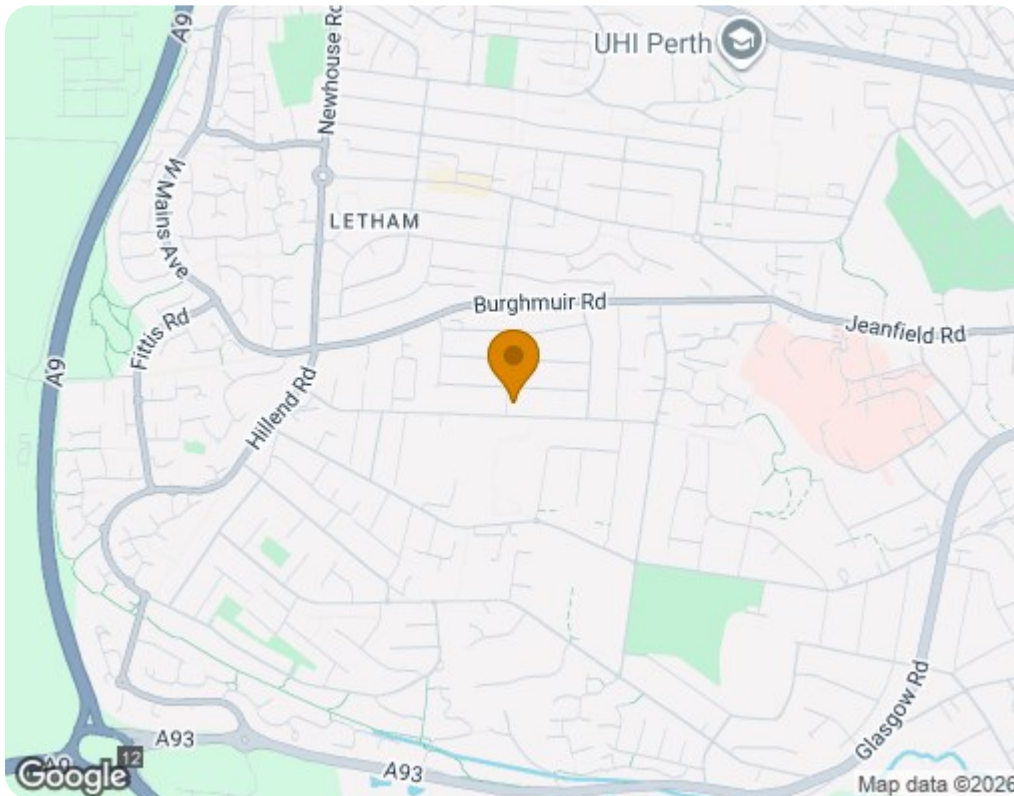


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293539)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		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			71
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	