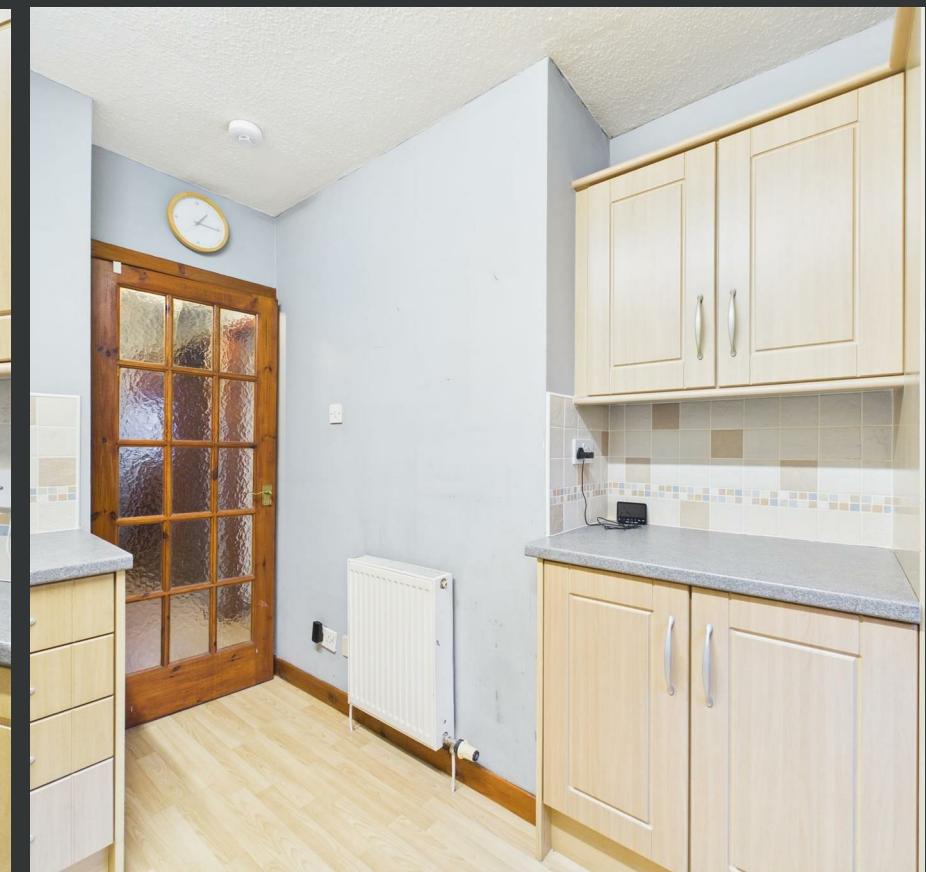




22 Milton Road, Perth, PH1 2LA

Offers over £97,500

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- Semi-detached bungalow
- Bright and spacious living room
- Modern shower room
- Large walk in storage cupboard
- On-street parking nearby
- One double bedroom
- Fitted kitchen with good storage
- Gas central heating and Double glazing
- Shared rear garden
- Ideal for first-time buyers or downsizers

This well-presented semi-detached bungalow offers comfortable and practical accommodation within a popular residential area of Perth. The property is accessed via a shared path with private access to the house and opens into a welcoming hallway with useful storage. The bright and generously proportioned living room provides an ideal space for both relaxing and entertaining, with a pleasant outlook to the rear. The fitted kitchen is well laid out and benefits from ample base and wall units, integrated appliances and direct access to the rear garden area.

The generous double bedroom also features built-in storage. Completing the accommodation is a shower room fitted with a white suite and contemporary finishes. Externally, the property enjoys access to a large shared rear garden to the rear, predominantly laid to lawn and an open view to the front. With gas central heating and double glazing throughout, this property is well suited to first-time buyers, downsizers or buy-to-let investors.



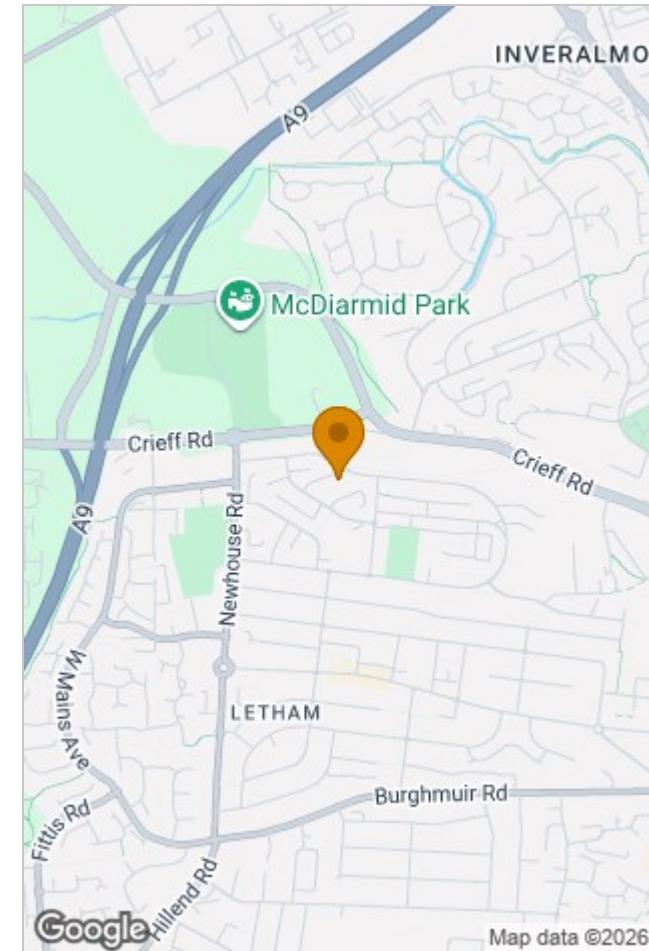
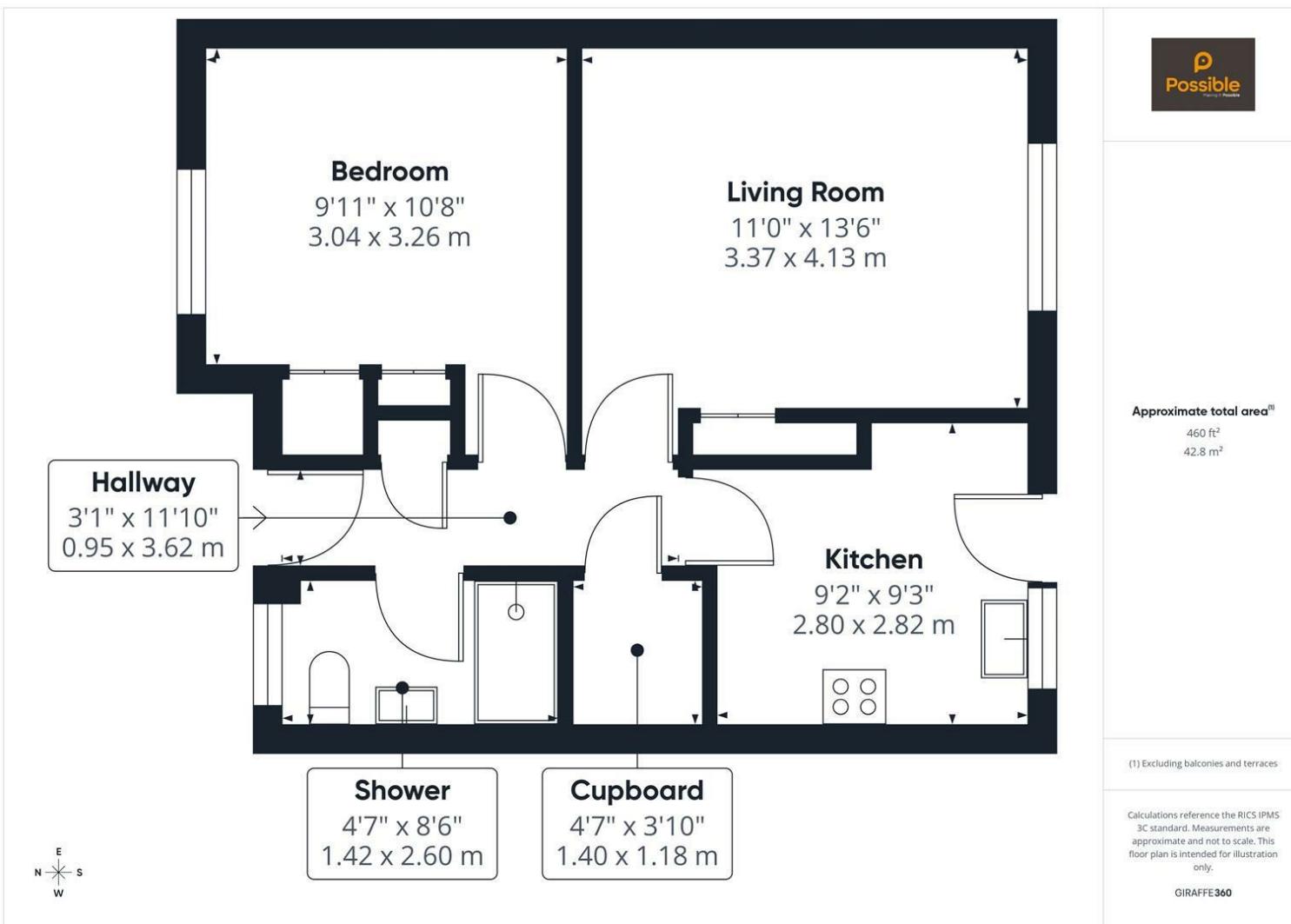


## Location

Milton Road is conveniently situated within a well-established residential area of Perth, offering easy access to a wide range of local amenities. Perth city centre is within comfortable reach, providing an excellent selection of shops, cafés, restaurants and leisure facilities. Schooling at both primary and secondary levels is readily available nearby, while regular public transport links offer straightforward travel throughout the city and beyond. Road links provide easy access to the A9, connecting to Dundee, Inverness and the wider Central Belt. The area also benefits from nearby green spaces and riverside walks, making it ideal for a balanced lifestyle.







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

## Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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