



209 Oakbank Road, Perth, PH1 1DS

Offers over £325,000

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- Notably spacious detached villa
- Generous living room
- Gas central heating
- Excellent storage space
- Sought-after location
- 4/5 double bedrooms
- Plentiful off-street parking
- Double glazing
- Useful attic room
- Move-in condition

This notably spacious and versatile 4/5 bedroom detached villa is located within the highly sought-after Oakbank area of Perth. Presented in move-in condition, the property benefits from plentiful off-street parking and is located within walking distance of various local amenities and desirable schools. It also features gas central heating, double glazing, good storage space, generous garden grounds and a detached garage.

On the ground floor there is an entrance vestibule, a welcoming reception hall, a useful downstairs shower room, a large living room, a double bedroom currently used as a home office, breakfasting kitchen, a separate utility room and a formal dining room which could also be used as a further double bedroom if required. Onto the first floor there is a bathroom and three spacious double bedrooms all with built-in storage space. On the top floor there is also a generous attic room which has been fully floored and lined with an additional store room adjacent. To the front of the property there is an area of lawn with planted borders and a long driveway leading to the detached garage. The garden to the rear is a great size and features an area of lawn and a lovely slabbed patio with space for seating.





Location

The property is conveniently located within the sought-after Oakbank area of Perth and within walking distance of local shops, post office, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and dual-carriageway.







Approximate total area⁽¹⁾

1543.31 ft²

143.38 m²

Reduced headroom

$$16.44 \text{ ft}^2$$

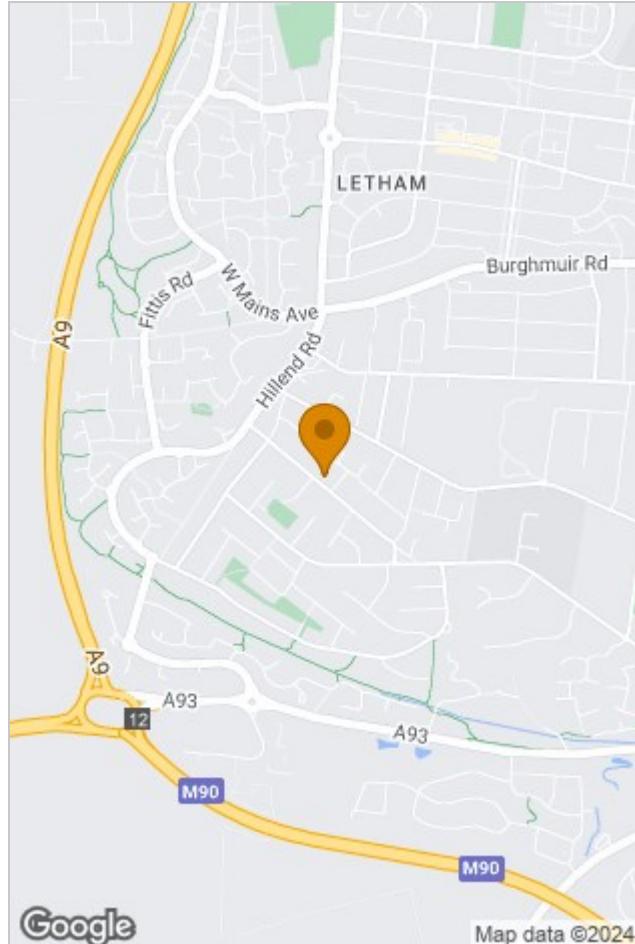
1.53 m²

(1) Excluding balconies and terraces

Reduced headroom

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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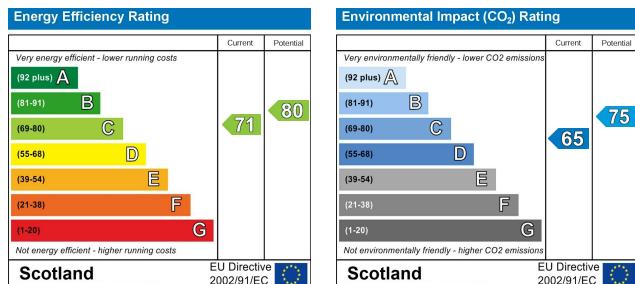


Viewing

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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