



5 Nicoll Place, Perth, PH1 4DB
Offers over £335,000

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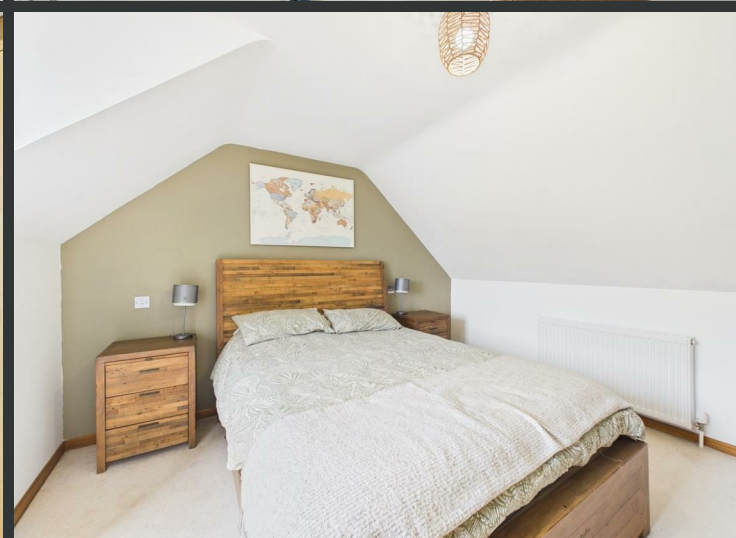
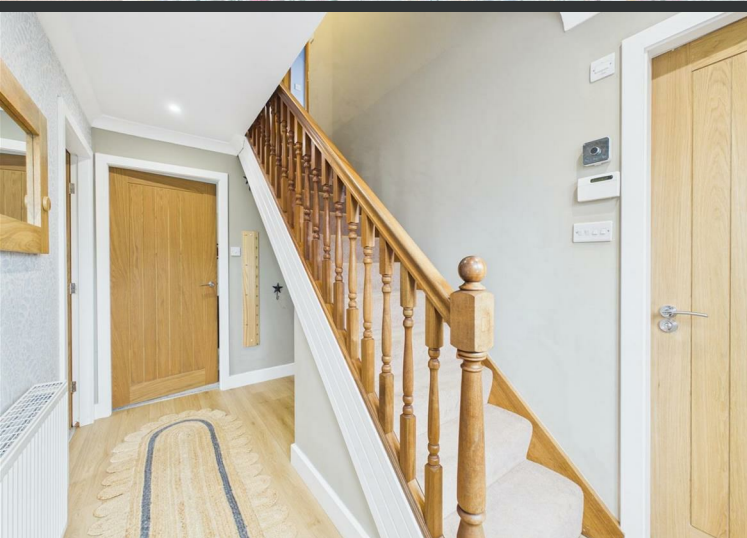
Offers over £335,000

- Detached four-bedroom villa
- Stylish open-plan kitchen/living area
- Ground floor double bedroom
- Family bathroom and shower room
- Private enclosed rear garden
- Quiet cul-de-sac location
- Separate lounge and dining/play room
- Useful utility room
- Garage and driveway parking
- Oil central heating and double glazing

Located within a peaceful cul-de-sac in the sought-after village of Bankfoot, this beautifully presented four-bedroom detached and extended home offers spacious, flexible accommodation ideal for modern family living.

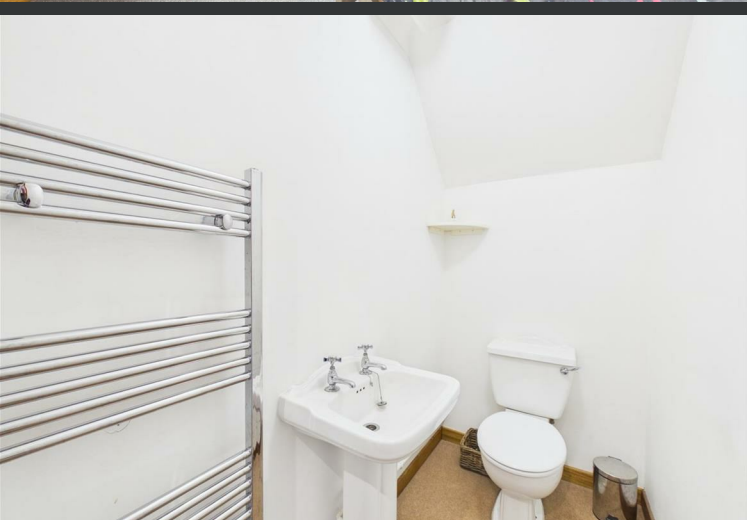
The property is entered through a welcoming hallway leading to a bright and generously proportioned living room, creating a comfortable space for everyday relaxation. A separate dining/play room provides an excellent setting for family meals and children, while the impressive open-plan kitchen and living area forms the heart of the home. Finished to a high standard with contemporary storage, quality integrated appliances and ample dining space, this stylish room enjoys direct access to the garden and is perfectly suited to modern lifestyles. A ground floor bedroom, family bathroom and practical utility room further enhance the flexibility of the accommodation. On the upper floor, there are three further well-proportioned bedrooms, including a spacious principal bedroom, together with a shower room and separate WC, providing excellent convenience for family life. Externally, the property enjoys attractive gardens to the front and rear, with the enclosed rear garden offering a safe and private environment for children, pets and outdoor entertaining. A driveway and garage provide ample parking and storage. Further benefits include double glazing, oil central heating and a highly desirable village location within easy reach of Perth.

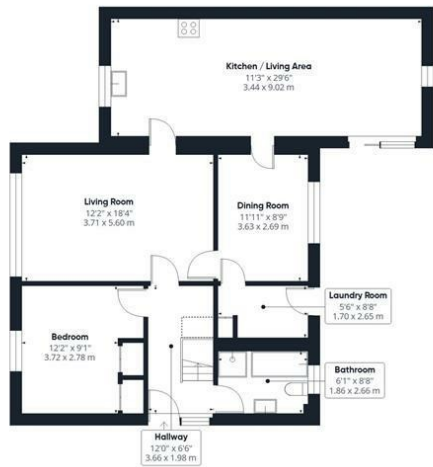




Location

Bankfoot is a popular Perthshire village situated approximately eight miles north of Perth, offering a peaceful rural setting while remaining highly accessible for commuters. The village benefits from a range of local amenities including a primary school, village shop, café, pharmacy and community facilities. Surrounded by beautiful countryside, woodland walks and outdoor recreational opportunities, Bankfoot is particularly attractive to families and those seeking a village lifestyle. The nearby A9 provides excellent transport links to Perth, Inverness, Dundee and the Central Belt, while Perth offers extensive shopping, leisure, educational and employment opportunities, making Bankfoot an excellent location for modern family living.





Ground floor



Floor 1



Approximate total area⁽¹⁾

1532 ft²

142.2 m²

Reduced headroom

32 ft²

3 m²

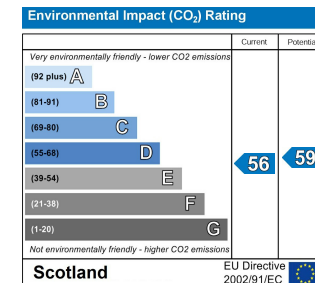
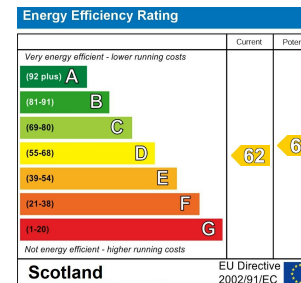
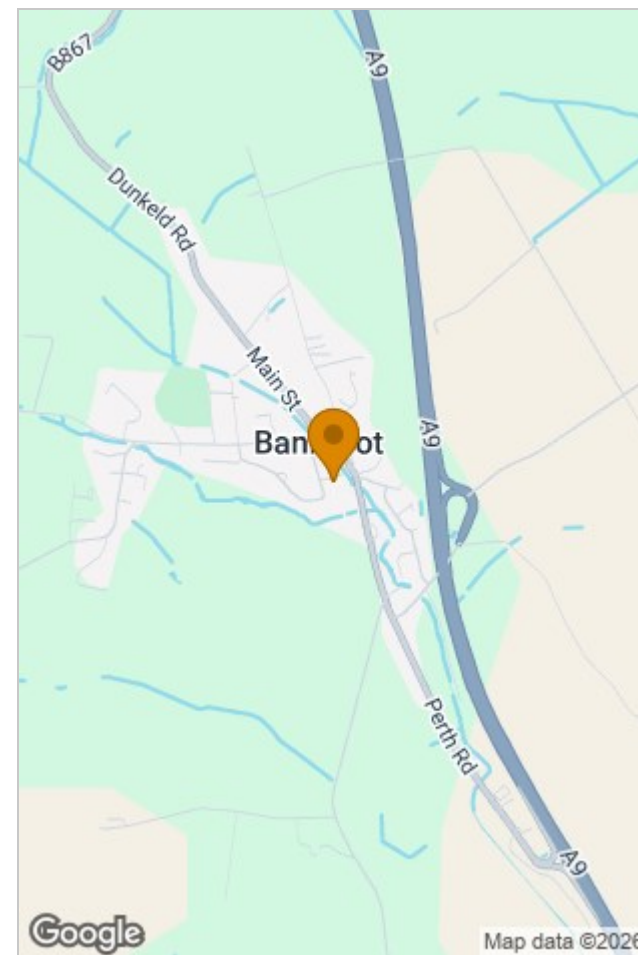
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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