



50 Jeanfield Road, Perth, PH1 1NZ  
Offers over £270,000

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# 50 Jeanfield Road Perth, PH1 1NZ

- Three-bedroom semi-detached villa
- Additional sitting room and sunroom
- Family bathroom with shower
- Gas central heating and double glazing
- Landscaped rear garden with flower beds and seating
- Spacious living room with bay window
- Bright, modern kitchen with ample workspace
- Period features: high ceilings and original wood floors
- Large driveway with off-street parking
- Convenient location near schools, shops, and city centre

This impressive three-bedroom semi-detached villa on Jeanfield Road blends period elegance with modern comforts, offering an ideal family home. The ground floor features a welcoming living room with a bay window and feature fireplace, a versatile sitting room, and a bright kitchen with quality fittings and ample workspace. A charming sunroom provides additional living space, leading to the beautifully landscaped rear garden, while a separate WC and porch add to the practicality.

Upstairs, three well-proportioned bedrooms and a modern family bathroom with a shower-over-bath offer generous accommodation. Period details such as high ceilings, original wood floors, and cornicing are complemented by contemporary updates, including gas central heating and double glazing.

Outside, the property boasts a large driveway with ample off-street parking and a delightful, well-maintained rear garden featuring mature plants, flower beds, and seating areas. Situated in a sought-after location, this home is close to schools, local shops, and Perth city centre, making it a perfect choice for families and professionals alike.

Offers over £270,000





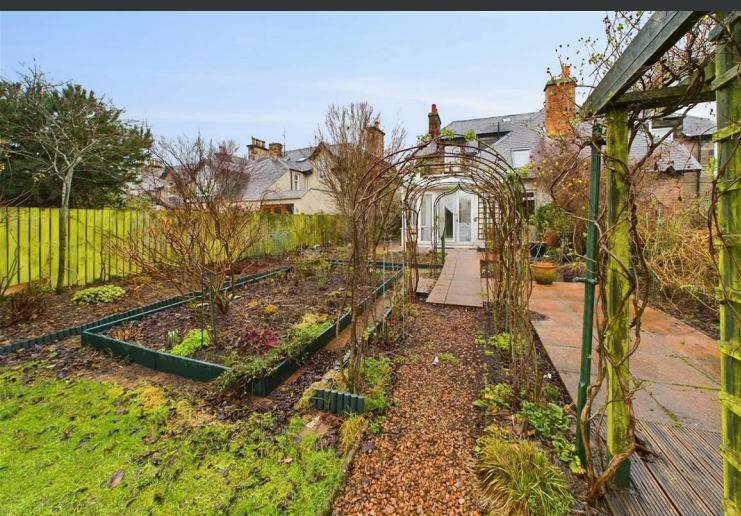


## Location

Perth, known as the "Fair City," is a historic and vibrant hub in central Scotland. Nestled on the banks of the River Tay, it offers a mix of cultural attractions, shopping, and leisure facilities. Perth is well-connected with excellent road and rail links to Edinburgh, Glasgow, and Dundee. The city boasts beautiful parks, including the iconic South Inch and North Inch, alongside highly regarded schools and community amenities. Its surrounding countryside offers stunning walks, cycling routes, and golfing opportunities. Combining modern conveniences with a rich heritage, Perth provides a perfect balance of urban living and access to the great outdoors.









Approximate total area<sup>(1)</sup>1310.94 ft<sup>2</sup>121.79 m<sup>2</sup>

Reduced headroom

4.67 ft<sup>2</sup>0.43 m<sup>2</sup>

(1) Excluding balconies and terraces

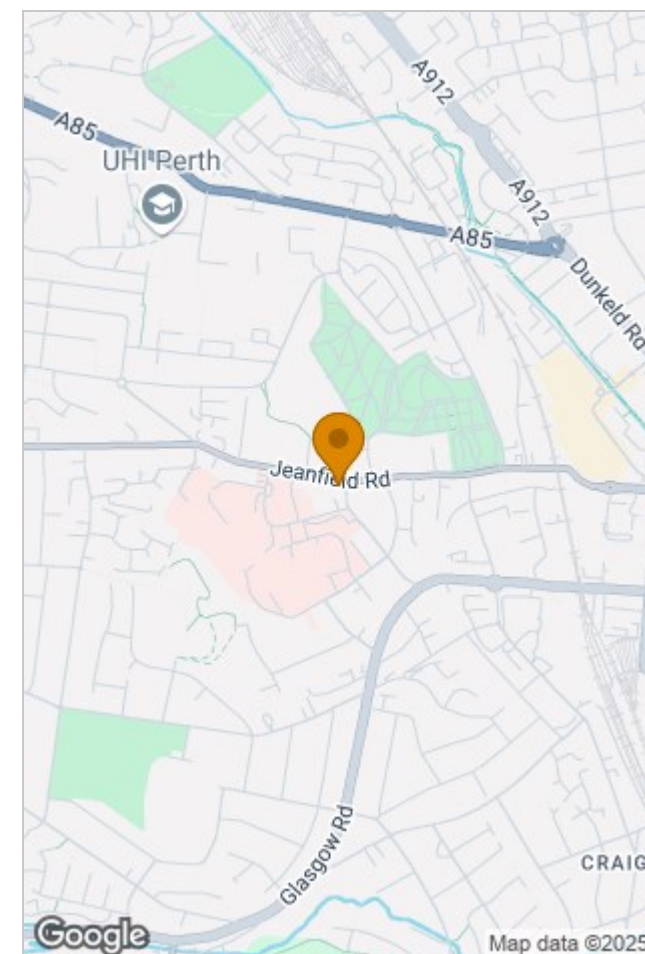
Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Energy Efficiency Rating**

| Rating                                      | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 59      | 81        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

EU Directive 2002/81/EC

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**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating  | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   | 50      | 77        |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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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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