



7 School Close, Perth, PH1 2QY  
Offers over £195,000

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# 7 School Close Perth, PH1 2QY

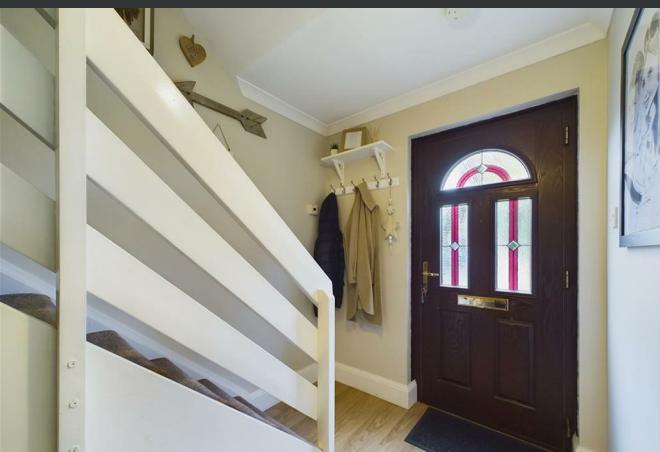
Offers over £195,000

- Attractive semi-detached villa
- Modern kitchen
- Gas central heating
- Beautifully appointed
- Detached garage

- Three bedrooms
- Large living room/dining area
- Double glazing
- Off-street parking
- Very private rear garden

Welcome to this superb semi-detached home located in School Close within the popular Tulloch area of Perth. This attractive property boasts a warm and inviting atmosphere with a large living room/dining area, a modern kitchen, three bedrooms, and a well-maintained bathroom.

Situated in a rarely available cul-de-sac, this home offers a peaceful and private setting, perfect for those seeking tranquillity. The very private rear garden provides a wonderful space for outdoor relaxation and entertaining guests. One of the highlights of this property is the ample parking space available, along with a detached garage for additional storage or parking needs. Presented in excellent condition, this house is ready for you to move in and make it your own. With good storage space throughout, you'll have plenty of room to keep your belongings organized and tidy.





## Location

The property is located within the popular Tulloch area of Perth. Within walking distance there are a number of amenities including a regular bus service, playparks, local supermarket and the newly completed Tulloch Primary School. Road links give easy access to the city centre, Crieff Road, dual-carriageway and SSE Headquarters at Inveralmond.



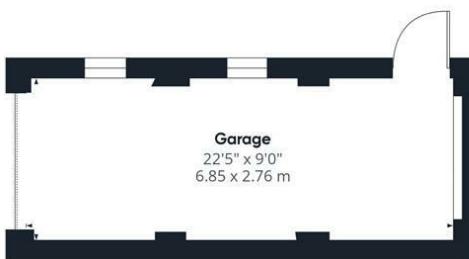




Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area<sup>(1)</sup>

1006.53 ft<sup>2</sup>  
93.51 m<sup>2</sup>

Reduced headroom  
9.15 ft<sup>2</sup>  
0.85 m<sup>2</sup>

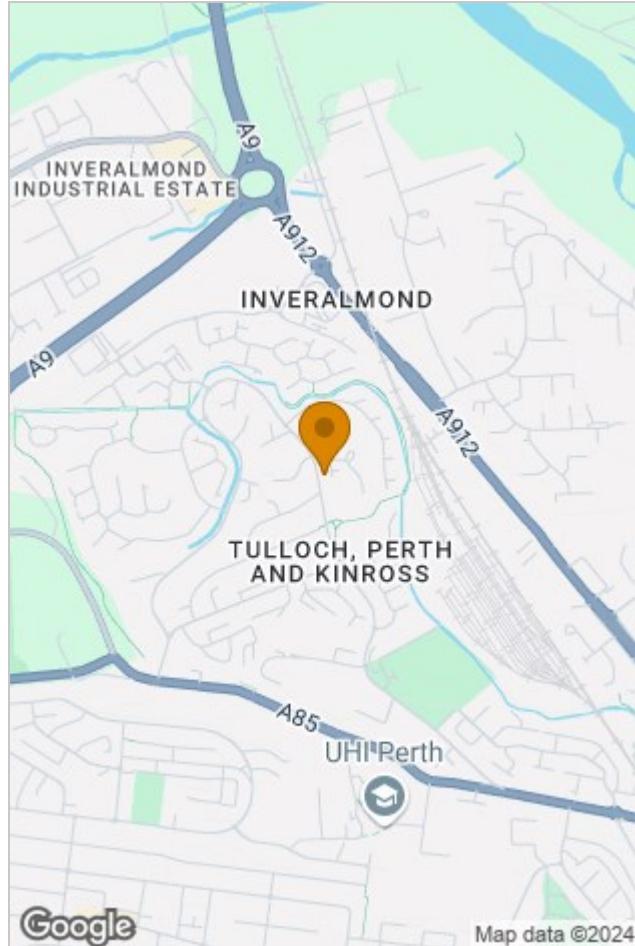
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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

Environmental Impact (CO <sub>2</sub> ) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

