



40 Jeanfield Road, Perth, PH1 1PD
Offers over £230,000





- Three-bedroom semi-detached villa
- Family room with dining area
- Delightful sunroom
- Gas central heating and double glazing
- Convenient location near schools and shops
- Spacious Lounge
- Kitchen with ample storage
- Family bathroom with separate shower cubicle
- Off-street parking and enclosed rear garden
- Close to Perth city centre and transport links

This charming three-bedroom semi-detached villa on Jeanfield Road offers a wonderful combination of traditional features and practical living. The ground floor boasts a spacious lounge with feature fireplace, a bright family or living room with dining area and a well appointed kitchen with ample storage and workspace. A delightful sunroom overlooks the beautifully maintained south-facing rear garden, ideal for enjoying year-round.

Upstairs, there are three bedrooms, including a spacious master and second bedroom with built in storage, and a family bathroom with separate shower cubicle. The property also benefits from gas central heating and double glazing throughout. Outside, the front offers off-street parking, while the rear garden is fully enclosed with a lush lawn, mature shrubs, and a shed for extra storage. Situated close to schools, shops, and transport links, this property is perfect for families, professionals, or anyone seeking a well-connected yet peaceful home.



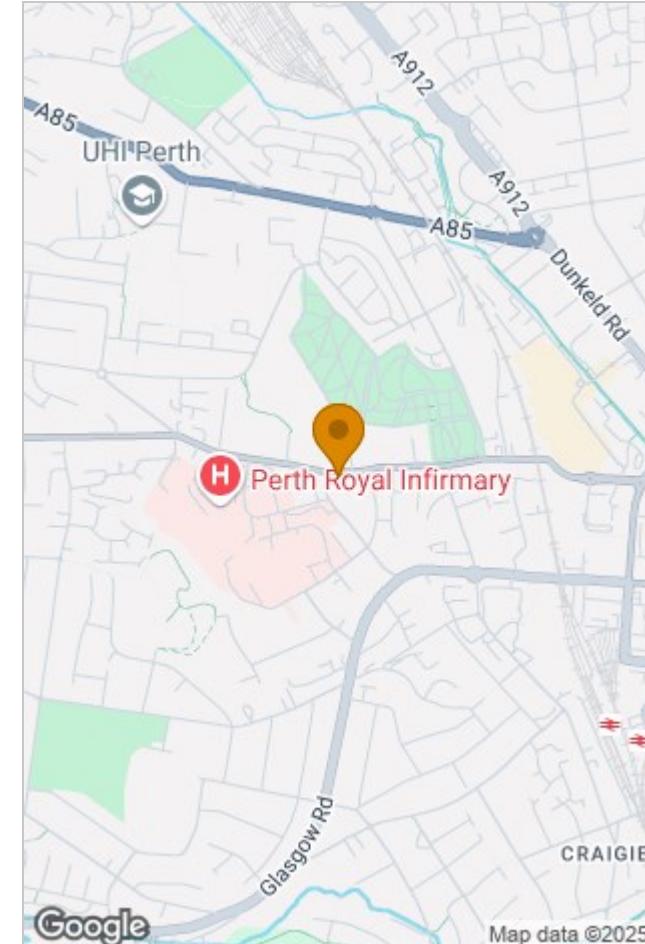
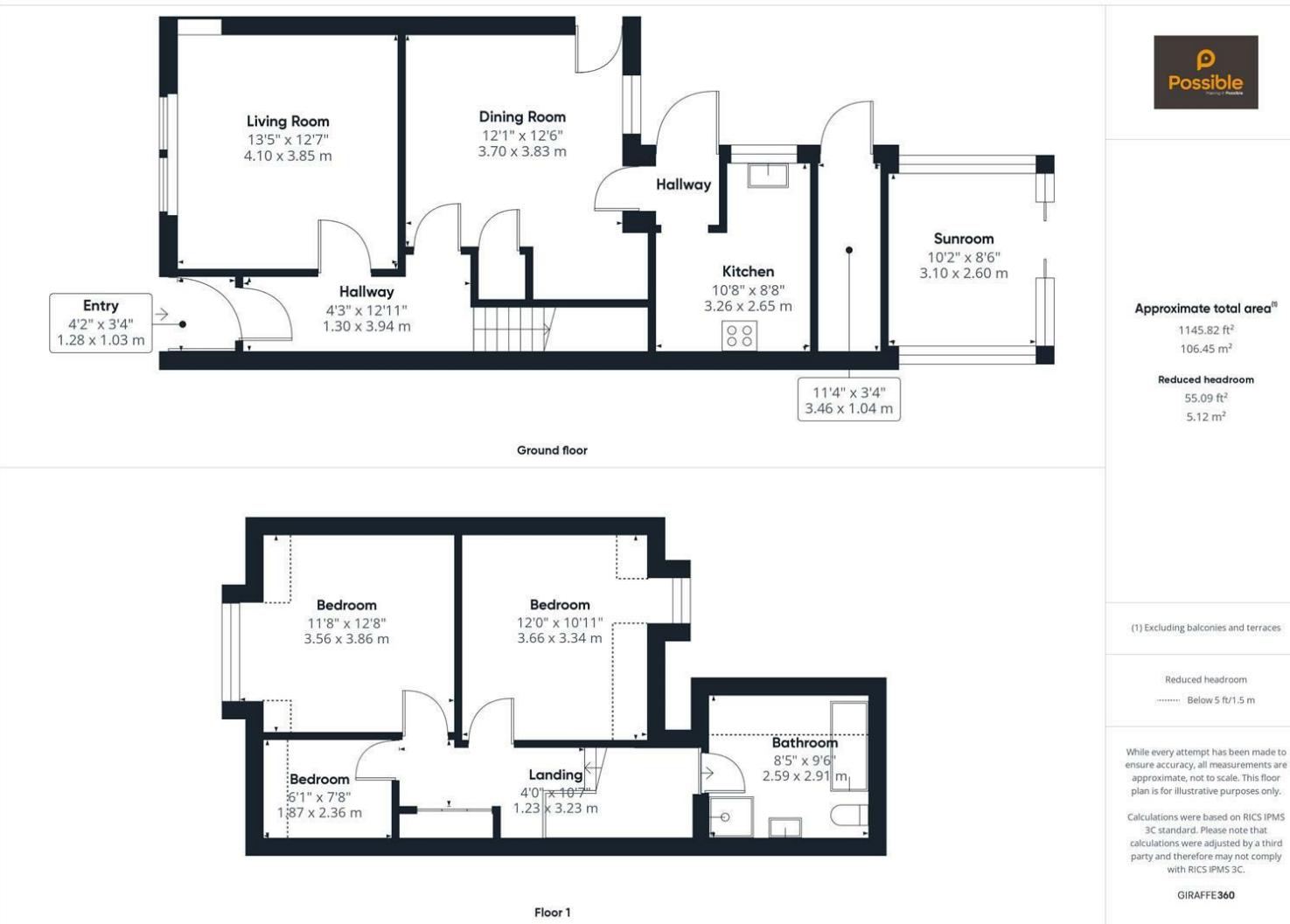


Location

Known as the "Gateway to the Highlands," Perth is a vibrant city on the banks of the River Tay, offering a rich blend of history, culture, and modern conveniences. With excellent shopping, restaurants, and leisure facilities, it caters to all lifestyles. Perth's schools, parks, and community amenities make it ideal for families, while its central location provides easy access to major cities like Edinburgh, Glasgow, and Dundee via road and rail. Outdoor enthusiasts can enjoy the surrounding countryside, perfect for walking, cycling, and golfing. Offering a dynamic yet relaxed lifestyle, Perth is a fantastic place to call home.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
Scotland		EU Directive 2002/91/EC		Scotland	

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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