



**Premier  
Properties**  
Perth



## 67 Jeanfield Road, Perth, PH1 1PB Offers Over £270,000



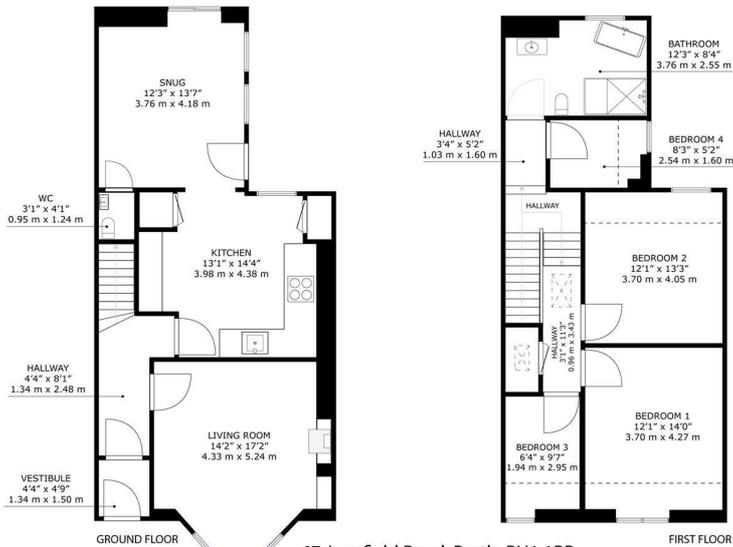
Upon entering, you are welcomed by a spacious entrance vestibule that leads into a bright hallway. The ground floor features a generous living room, perfect for relaxation and entertaining, alongside a delightful kitchen/dining room that offers ample space for family meals. A convenient WC and a snug area complete the ground floor, providing additional living space that can be tailored to your needs.

As you ascend to the first floor, you will find a landing that leads to a modern bathroom, a study area, and the three inviting bedrooms. Each bedroom is designed to be a peaceful retreat, ensuring comfort and tranquillity.

The property benefits from gas central heating and double-glazed windows throughout. Externally, the house boasts garden grounds to the front, side, and rear, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. On-street parking is also available, adding to the convenience of this delightful home.

- 3 bedrooms
- Spacious living room
- Modern kitchen/dining area
- Gas central heating
- Double glazed windows
- Private rear garden
- Semi-detached house
- Popular Perth location
- Viewing recommended

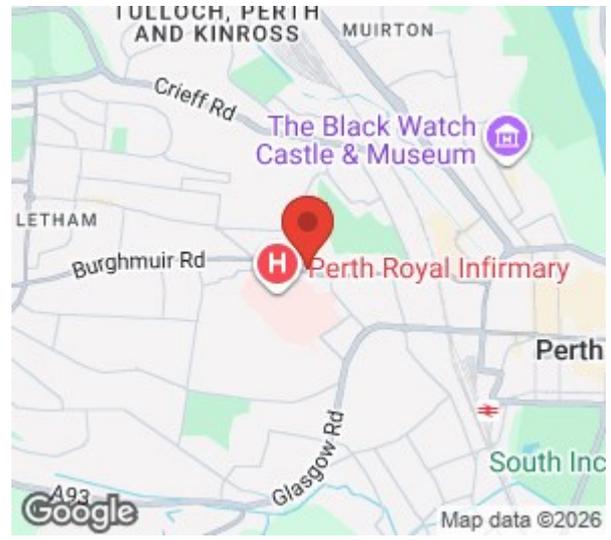




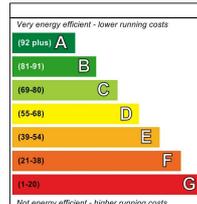
67 Jeanfield Road, Perth, PH1 1PB

GROSS INTERNAL AREA  
GROUND FLOOR : 689 sq. ft, 64.0 m<sup>2</sup>, FIRST FLOOR : 643 sq. ft, 59.7 m<sup>2</sup>  
TOTAL: 1332 sq. ft, 123.7 m<sup>2</sup>

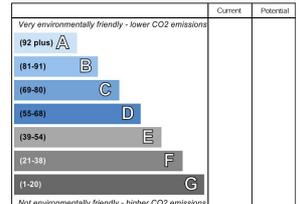
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Energy Efficiency Rating**



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



Scotland

EU Directive 2002/91/EC

Scotland

EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.