Premier Properties
Perth

39 Garry Place, Perth, PH1 4DA

Offers Over £175,000

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Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient WC. The heart of the home features an open plan lounge/dining area/kitchen providing an ideal space for family gatherings and entertaining guests. The modern kitchen features a breakfast bar and there is a delightful conservatory, which invites natural light and offers a lovely view of the garden.

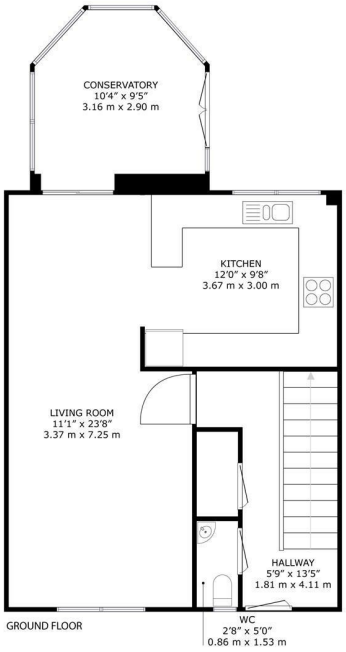
The first floor comprises a landing area, a family bathroom, and three generously sized bedrooms. The property benefits from an air source heat pump for efficient heating, and all windows are double glazed throughout.

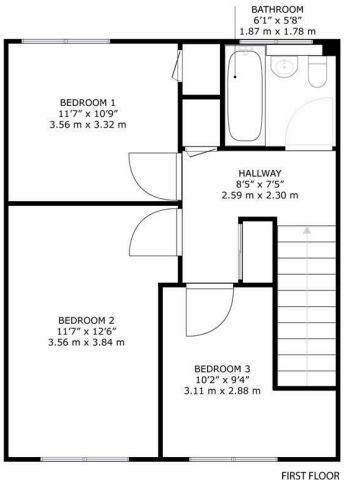
Externally, the property boasts well-maintained garden grounds both at the front and rear. The rear garden is particularly easy to manage, making it perfect for those who prefer low-maintenance outdoor spaces. Additionally, a timber shed offers ample storage for gardening tools and equipment. On-street parking is conveniently available at the front of the house.

Location: The charming village of Bankfoot lies approximately 8 miles north of Perth within easy access to the main A9 dual carriageway. The village is known for its picturesque surroundings, country walks and friendly community, providing a peaceful retreat while still being conveniently located for access to nearby amenities.

Viewing is recommended to fully appreciate what this family home has to offer.

- Semi Detached
- Three bedrooms
- Open-plan living/dining/kitchen area
- Conservatory
- Air source heating
- Double glazed windows
- Low-maintenance rear garden
- Timber shed for storage
- Village location
- On-street parking available





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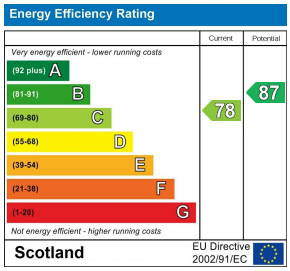
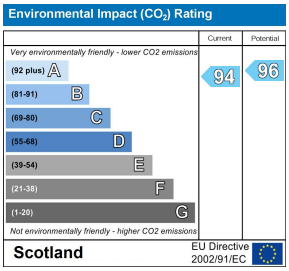
GROSS INTERNAL AREA
GROUND FLOOR : 619 sq. ft,57.5 m2, FIRST FLOOR : 506 sq. ft,47.0 m2
TOTAL : 1125 sq. ft,104.5 m2
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





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