



4 Perth Road, Perth, PH1 4AF Offers Over £315,000



As you enter, you are welcomed by an inviting entrance vestibule and hall that leads to a generous lounge, complete with a delightful bay window that fills the room with natural light. The open-plan kitchen and dining area create an ideal space for family gatherings and entertaining guests. Additionally, a utility room and a convenient WC enhance the practicality of this home.

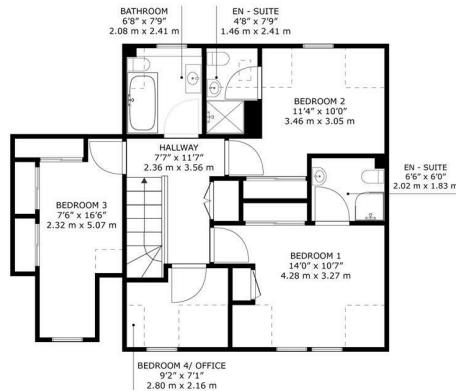
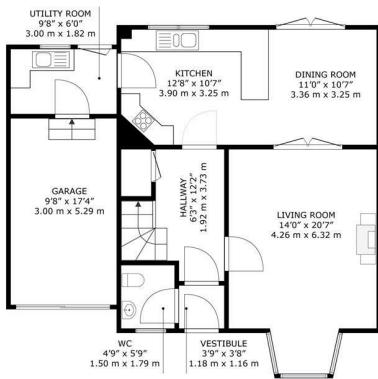
The first floor boasts four well-proportioned bedrooms, two of which feature en suite shower rooms. A family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

Set on a good sized plot, this property offers off-street parking with a driveway leading to a single integral garage, making it easy to accommodate vehicles. The rear garden is fully enclosed and designed for easy maintenance, providing a safe space for children to play or for enjoying quiet moments outdoors.

The home benefits from oil-fired heating and double glazing throughout, ensuring warmth and comfort during the colder months.

Location: The charming village of Bankfoot lies approximately 6 miles north of Perth with easy access to the main A9 dual carriageway. The village has several amenities within easy walking distance. This includes a local village shop/supermarket, village inn/restaurant, tennis courts, bowling club, hairdresser & beauty salon, nursery, primary school and regular bus service. There is also a village church centre with a lovely new modern church and hub where a lot of local activities and clubs take place. A range of golf courses are also available close by in the areas of Perth and Dunkeld

- 4 bedrooms
- 2 en-suite shower rooms
- Open-plan kitchen/dining
- Generous plot size
- Detached family home
- Sought-after village
- Integral single garage
- Off-street parking available
- Oil-fired central heating
- Viewing highly recommended



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GROSS INTERNAL AREA
GROUND FLOOR : 712 sq. ft, 66.2 m², FIRST FLOOR : 700 sq. ft, 65 m², GARAGE: 169 sq. ft, 15.7 m²
TOTAL: 1581 sq. ft, 146.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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