

37 Gannochy Road Perth

Offers Over £175,000

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



3 Bedroom - 1 Shower room - 1 Living Room

A place to call home, 3 bedroom semi detached bungalow in prime location.

This gorgeous semi-detached bungalow boasts three spacious bedrooms, a large family shower room and fitted kitchen. Welcome your guests into the large living room with high ceilings. Easy care gardens are primed and ready for you to make your own. Schools, buses and town centre are all just a short walk away.

This property will not be available for long, book your viewing today before you blink and miss out!

Room Measurements

Kitchen 3.91 x 2.55m

Shower room 2.04 x 2.15m

Living Room 5.29 x 3.91m

Bedroom 1 3.61 x 3.92m

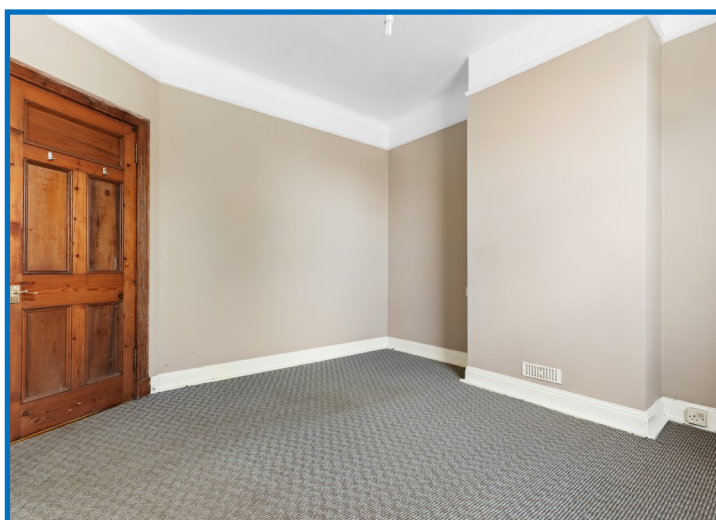
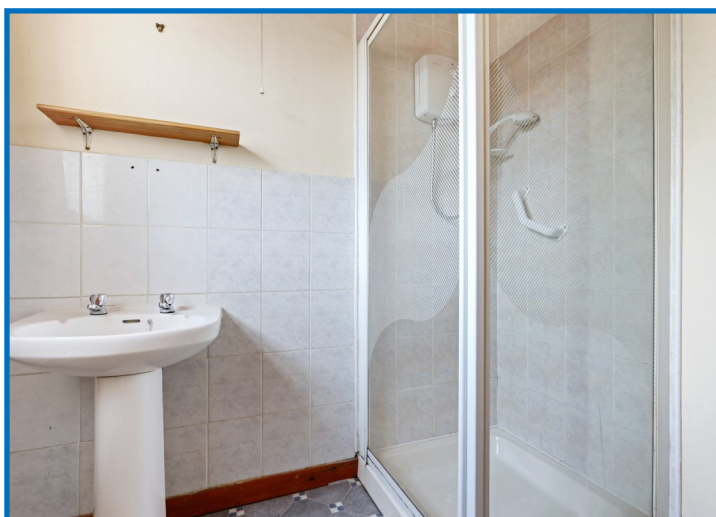
Bedroom 2 3.62 x 3.34m

Bedroom 3 3.93 x 2.71m

* EPC Rating: E

* Council Tax: Band: C

* Local Authority: PKC



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.