

179 Oakbank Road Perth, PH1 1HA





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- Superb detached family villa
- 4 double bedrooms 1 en-suite
- Stylish dining kitchen
- Bright sun room
- Generous plot size

- Gas central heating
- Double glazing
- Tastefully styled throughout
- Highly sought-after location

This superb 4 bedroom detached family villa is located within a prime residential area of Perth. Presented in excellent order and boasting exceptionally spacious accommodation throughout, this fantastic home also occupies a sizeable plot providing plenty of off-street parking and family-friendly garden grounds. It also features gas central heating, double glazing, a stylish dining kitchen, contemporary bathrooms, good storage space and plentiful natural light.

there is a large area of lawn with hedging to the boundaries and a long driveway providing parking and leading to the garage has been partially converted into a games room and utility area. The garden to the rear is notably private and features a large area of lawn, mature hedging and some secluded seating areas.

On the ground floor there is an entrance vestibule, handy downstairs WC, central hallway with stairs to the first floor, a generous living room, a double bedroom, stylish dining kitchen and a lovely bright sun room. Onto the first floor there is a contemporary family bathroom, large master bedroom with its own en-suite shower room and two additional generously proportioned double bedrooms. To the front of the property





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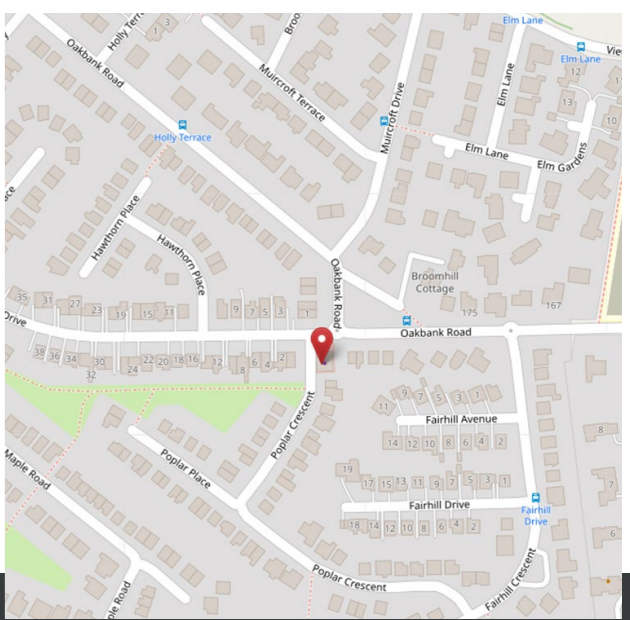


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**LOCATION**

The property is conveniently located within the sought-after Oakbank area of Perth and within walking distance of local shops, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and dual-carriageway.





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All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



Floor 1

Floor 2



**TOTAL: 1794 sq. ft, 167 m2**  
 FLOOR 1: 1084 sq. ft, 101 m2, FLOOR 2: 710 sq. ft, 66 m2  
 EXCLUDED AREAS: GARAGE: 150 sq. ft, 14 m2, "": 224 sq. ft, 21 m2

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