

45 Viewlands Road, Perth, PH1 1NL





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- Prime residential area
- Generous garden grounds
- 5 double bedrooms
- 3 reception rooms
- 3 bathrooms
- Gas central heating
- Driveway & detached garage
- Good storage space
- Double glazing
- Move-in condition

This most attractive 5 bedroom 3 reception room detached home boasts notably generous accommodation spread across two levels. Located within a prime residential area of Perth, the property benefits from plentiful natural light and also occupies a generous plot with very private garden grounds to all sides. It also features gas central heating, double glazing, lots of charm and character, off-street parking and a detached garage.

centrally within the lovely garden grounds which also enjoy a high degree of privacy being enclosed by mature hedging. The grounds also feature some sprawling sections of lawn, seating areas and colourful plants. There is also a double-width driveway leading to a detached garage equipped with power and lighting.

On the ground floor there is a hallway with stairs to the first floor, a large family room, living room, spacious double bedroom, two bathrooms and a kitchen with open access into a bright dining room. Onto the first floor there is a family bathroom and four spacious double bedrooms. The property sits





45 Viewlands Road Perth





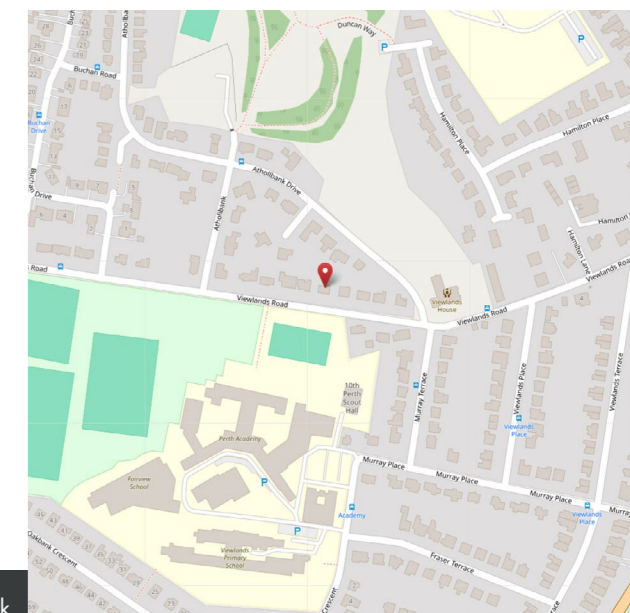
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LOCATION

The property is conveniently located within the highly 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.



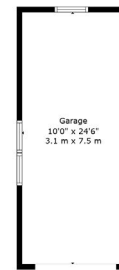
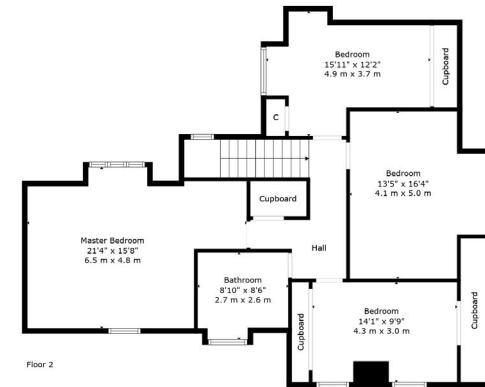


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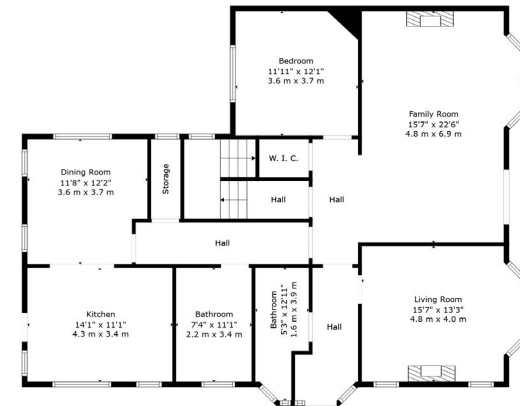


IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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



Floor 1



TOTAL: 2338 sq. ft, 217 m2
 FLOOR 1: 1436 sq. ft, 133 m2, FLOOR 2: 902 sq. ft, 84 m2
 EXCLUDED AREAS: " " : 189 sq. ft, 18 m2, GARAGE: 246 sq. ft, 23 m2



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