



**Inglewood 14 Fairies Road, Perth, PH1 1NB**  
**Offers over £425,000**

 4  2  3  E







# Inglewood 14 Fairies Road Perth, PH1 1NB

- Beautiful detached family home
- 3 reception rooms
- Double glazing
- Plentiful off-street parking
- Move-in condition
- 4 bedrooms
- Gas central heating
- Very private rear garden
- Prime residential area
- Rich in charm and character

Located on one of Perth's most desirable streets, this beautiful 4 bedroom 3 reception room detached home boasts generous living space across two floors. Deceptively spacious and full of charm and character, this attractive home is presented in move-in condition and is located within easy reach of sought-after schools, transport links and local amenities. It also features gas central heating, double glazing, good storage space, plentiful off-street parking and a very private rear garden.

On the ground floor there is an entrance porch, central hallway, spacious living room with front facing bay window, a dining room, a lovely bright family room, with doors leading out into the rear garden, a kitchen, two double bedrooms and a bathroom. On the first floor there is a large double bedroom with walk in dressing room, a further bedroom and a bathroom. To the front of the property there is a long driveway and turning point and a selection of colourful plants and shrubs. The driveway also leads to the garage equipped with power and lighting. The garden to the rear enjoys a very high degree of privacy and features a slabbed patio, large area of lawn and some mature hedging and shrubs. It also enjoys a sunny south-to-west-facing aspect.

Offers over £425,000







## Location

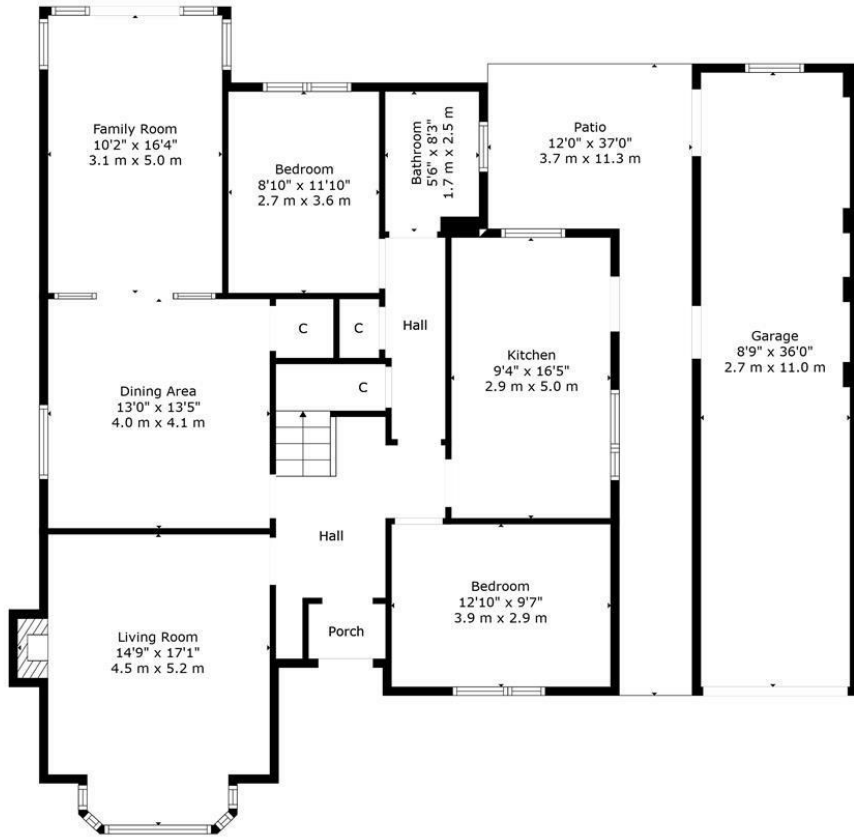
The property is conveniently located within the sought-after Oakbank area of Perth and within walking distance of local shops, post office, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and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



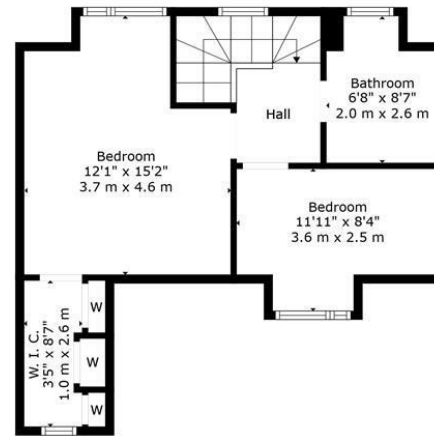








Floor 1



Floor 2

**TOTAL: 1564 sq. ft, 146 m2**

FLOOR 1: 1213 sq. ft, 113 m2, FLOOR 2: 351 sq. ft, 33 m2

EXCLUDED AREAS: GARAGE: 316 sq. ft, 29 m2, PATIO: 233 sq. ft, 22 m2, FIREPLACE: 5 sq. ft, 0 m2, " ": 61 sq. ft, 6 m2

Visit Our Website - <https://www.filmworx.co.uk>



## Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

