



113 Viewlands Road West, Perth, PH1 1NR  
Offers over £295,000



# 113 Viewlands Road West Perth, PH1 1NR

- Detached family villa
- Large living room
- Sought-after area
- Double glazing
- Excellent storage space
- 4/5 bedrooms
- Dining kitchen
- Gas central heating
- Off-street parking & garage
- Move-in condition

Located within sought-after Oakbank area of Perth is this attractive 4/5 bedroom (1 en-suite) detached villa. Benefitting from plenty of off-street parking and storage space, the property is ideally suited to modern family living and is presented in move-in condition. It also features gas central heating, double glazing and a very private rear garden.

On the ground floor there is an entrance vestibule, a welcoming hallway, a large living room with front-facing bay window, a handy downstairs WC, dining kitchen, separate utility room and a sitting room which could also be used as a dining room or further bedroom. Onto the first floor there is a shower room, a spacious master bedroom with its own en-suite shower room and three additional bedrooms. To the front of the property there is a wide driveway which provides parking for up to three cars and also leads to the garage equipped with power and lighting. The garden to the rear features a slabbed patio, an area of lawn with planted borders and a pleasant seating area.

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## Location

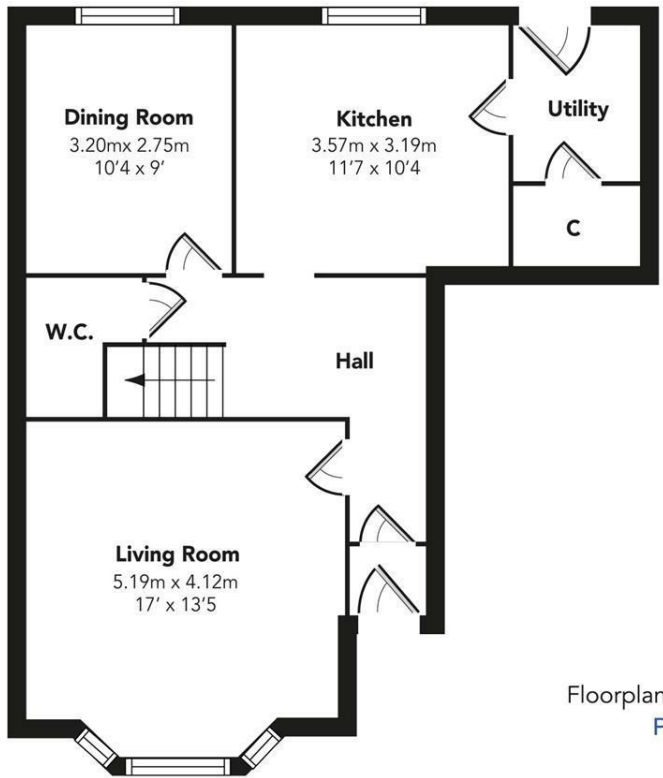
The property is conveniently located within the sought-after Oakbank area of Perth and within walking distance of local shops, post office, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and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



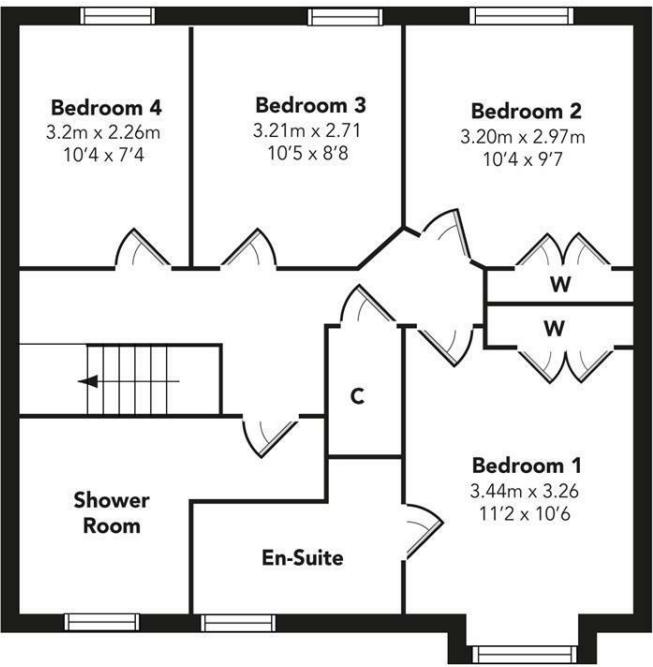




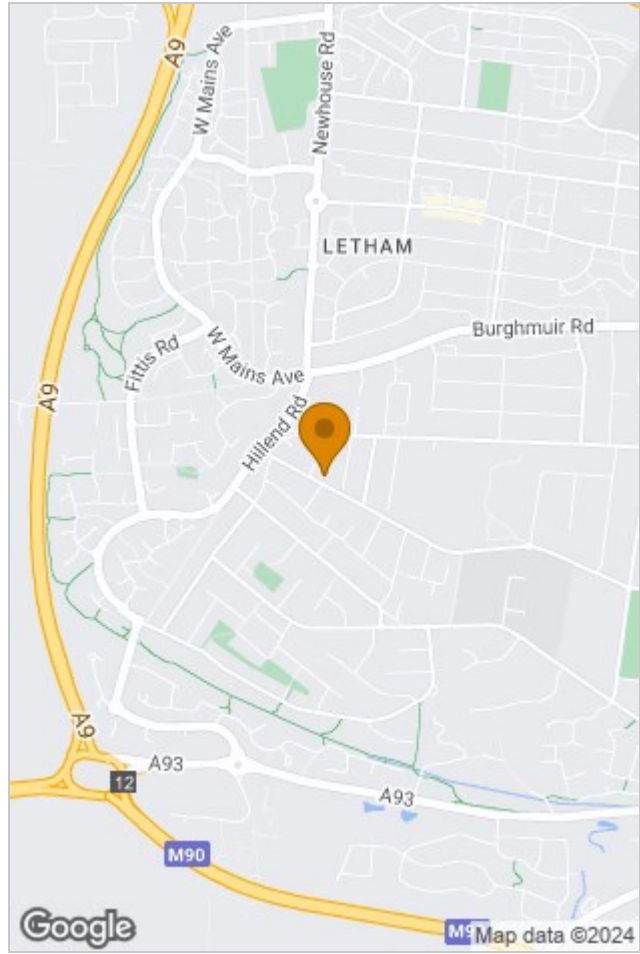
**GROUND FLOOR**



**FIRST FLOOR**



Floorplans are indicative only - not to scale  
Produced by Plushplans



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			
		74	84
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		70	81
EU Directive 2002/91/EC			

**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.

