



16 Oakbank Road, Perth, PH1 1DG  
Offers over £285,000

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# 16 Oakbank Road Perth, PH1 1DG

- Charming Victorian villa
- Generous living room
- High degree of privacy
- Gas central heating
- Sought-after location
- Three bedrooms
- Formal dining room
- South-facing garden
- Double glazing
- Lovely views

Welcome to 16 Oakbank Road, a charming Victorian villa located within the highly sought-after Oakbank area of Perth. This property boasts two generous reception rooms, three bedrooms, modern kitchen and a well-appointed bathroom, offering ample space for comfortable living.

As you step inside, you'll be greeted by the many character features that give this home its unique charm. The high degree of privacy ensures a peaceful atmosphere, perfect for relaxing or entertaining guests. One of the highlights of this property is its south-facing garden, allowing you to enjoy the sunshine throughout the day. Imagine sipping your morning coffee or hosting a barbecue with friends while taking in the attractive views that surround the property. Located within easy reach of excellent travel links and walking distance of highly regarded primary and secondary schools, this attractive home offers not just a place to live, but a lifestyle.

Offers over £285,000



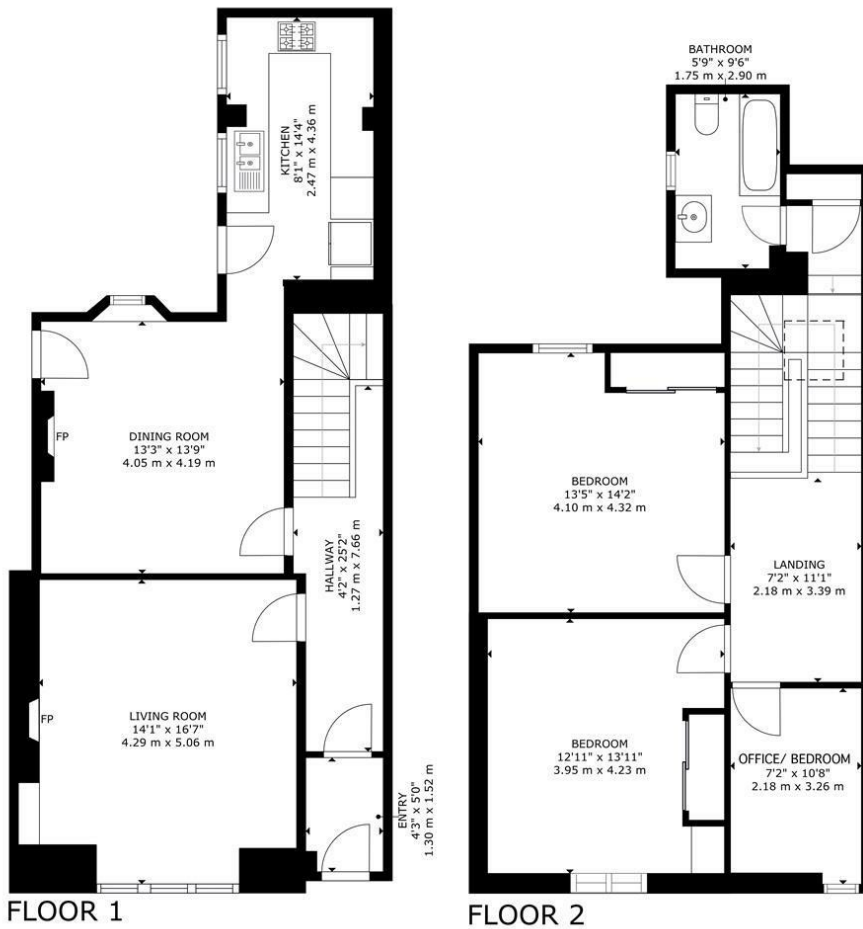


## Location

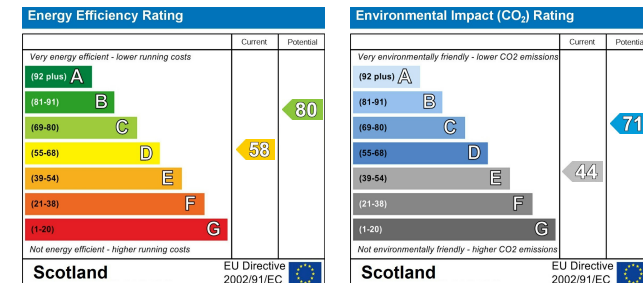
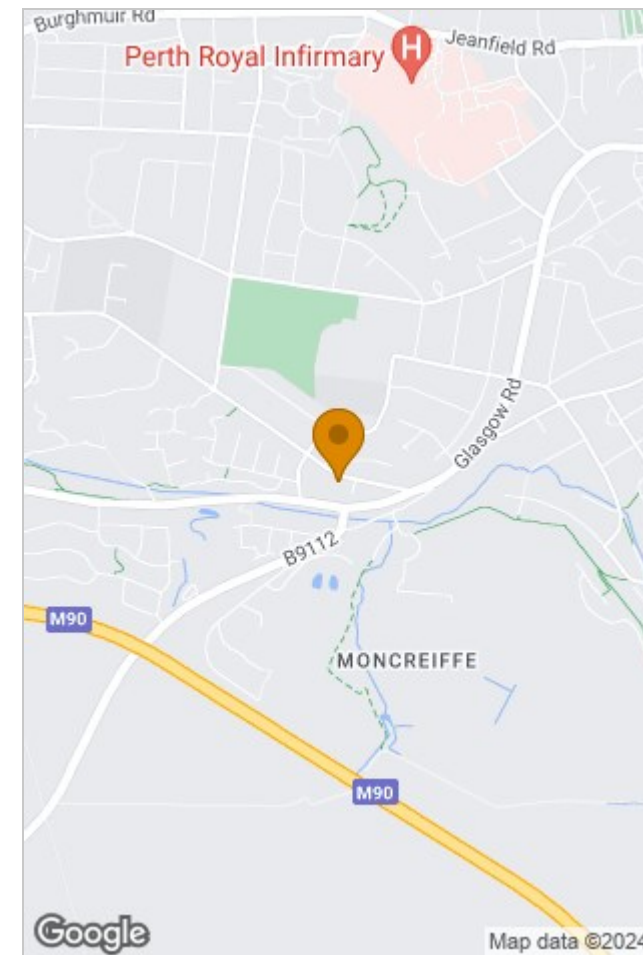
The property is conveniently located within the sought-after Oakbank area of Perth and within walking distance of local shops, post office, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and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







GROSS INTERNAL AREA  
 FLOOR 1: 727 sq. ft, 67 m<sup>2</sup>, FLOOR 2: 701 sq. ft, 65 m<sup>2</sup>  
 TOTAL: 1,428 sq. ft, 132 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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.

