



44 Jeanfield Road, Perth, PH1 1PD
Offers over £232,500

 4  1  1  D



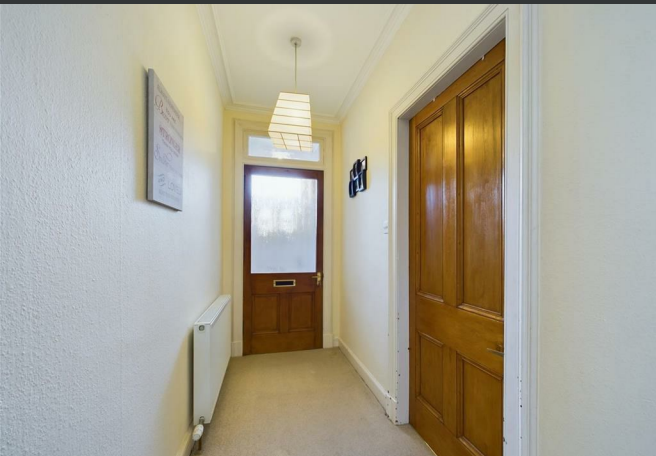
44 Jeanfield Road Perth, PH1 1PD

- Charming semi-detached villa
- Off-street parking & garage
- Double glazing
- Character features
- Move-in condition
- 3/4 bedrooms
- Gas central heating
- South-facing rear garden
- Easy access to travel links
- Modern kitchen

Welcome to this charming semi-detached home located on Jeanfield Road in Perth. This delightful property boasts 3/4 bedrooms, perfect for family living or those in need of extra space. One of the standout features of this house is its south-facing rear garden, ideal for enjoying sunny days and hosting outdoor gatherings. The off-street parking adds convenience to your daily life, ensuring you never have to worry about finding a parking spot. Situated in a convenient location, this property offers easy access to travel links and the city centre, making commuting a breeze. Whether you prefer to walk, drive or use public transport, you'll find getting around a seamless experience.

Stepping inside, you'll be greeted by plenty of charming character features that add a touch of warmth and personality to the space. The versatile living space allows you to customise the layout to suit your lifestyle, whether you need a formal dining room, fourth bedroom or playroom. With its convenient location, ample living space, and attractive features, this property is sure to appeal to a range of different buyers.

Offers over £232,500





Location

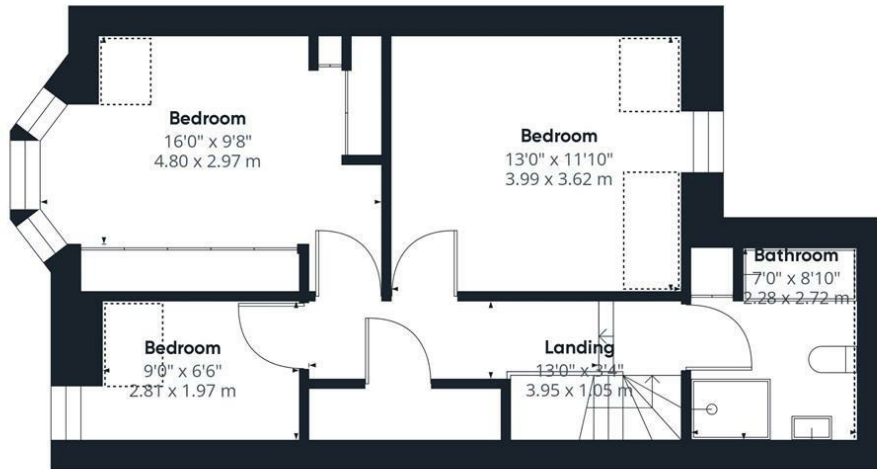
The property is conveniently located and boasts easy access to Perth City Centre via regular bus routes as well as other travel links via the Broxden and Crieff Road roundabouts and is within easy reach of local amenities, primary and secondary schools, Perth College, local supermarkets and Perth Royal Infirmary.







Ground floor



Floor 1



Approximate total area^m

1126.66 ft²
104.67 m²

Reduced headroom

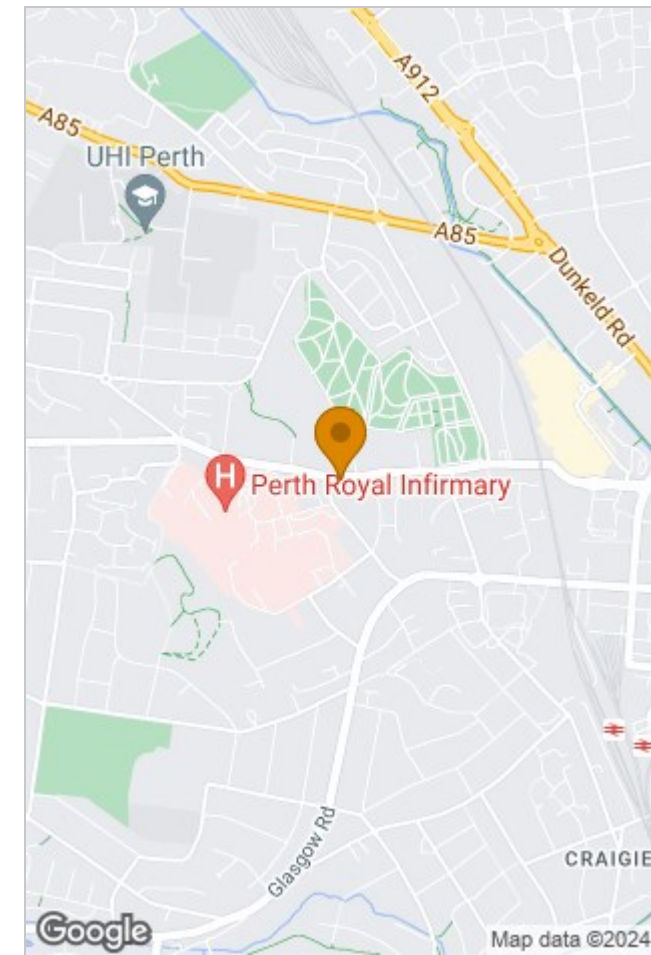
39.29 ft²
3.65 m²

(1) Excluding balconies and terraces.

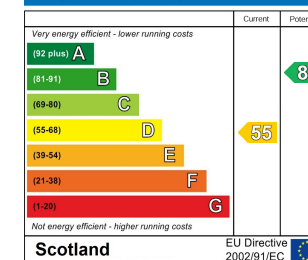
Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

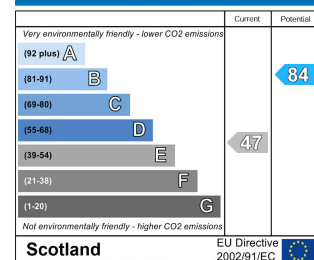
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

