



April Cottage 8a Oakbank Road, Perth, PH1 1DG
Offers over £130,000



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- Link-detached bungalow
- South-facing garden
- One double bedroom
- Modern shower room
- Double glazing
- Deceptively spacious
- Move-in condition
- Spacious living/dining room
- Gas central heating
- Sought-after location

Home Report Value £150,000 Welcome to this charming link-detached bungalow located within the highly sought-after Oakbank area of Perth. This delightful property offers deceptively spacious accommodation, perfect for those seeking a cosy yet roomy living space

As you step inside, you'll be greeted by a lovely open-plan living/dining room, ideal for relaxing or entertaining guests. The property boasts one double bedroom, providing a comfortable and private space to unwind after a long day. The shower room is well-appointed and offers convenience for your daily needs. One of the highlights of this secluded home is its south-facing rear garden, a tranquil oasis where you can enjoy the sunshine and relax in privacy. The high degree of privacy adds to the appeal of this property, making it a peaceful retreat all day. Situated in a highly sought-after area, this bungalow is presented in move-in condition, allowing you to settle in effortlessly and start enjoying your new home right away.

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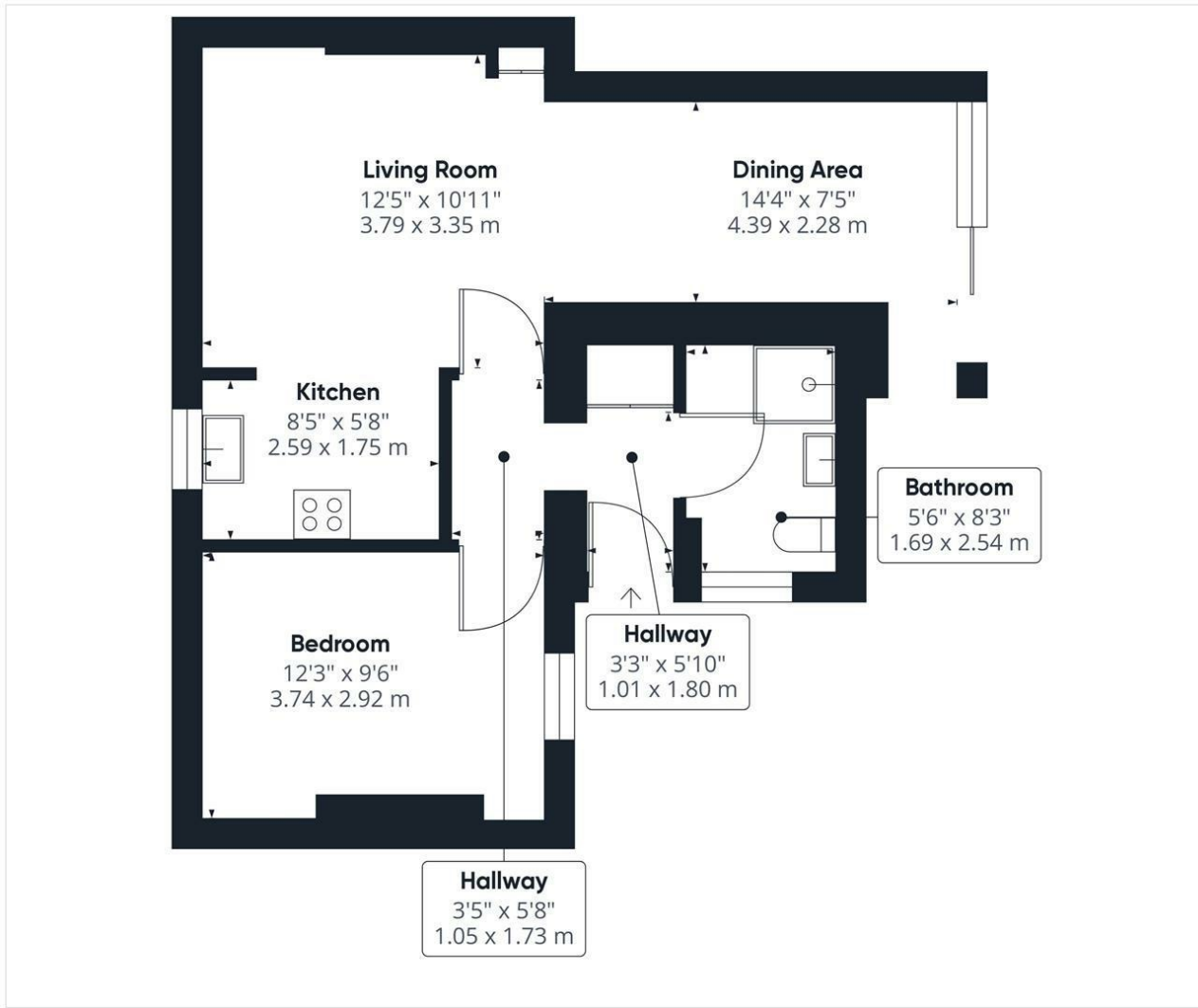


Location

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.





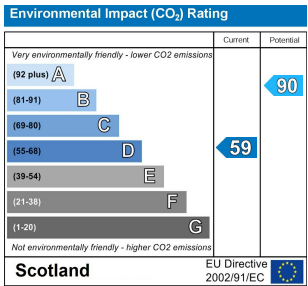
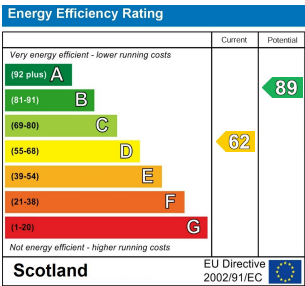
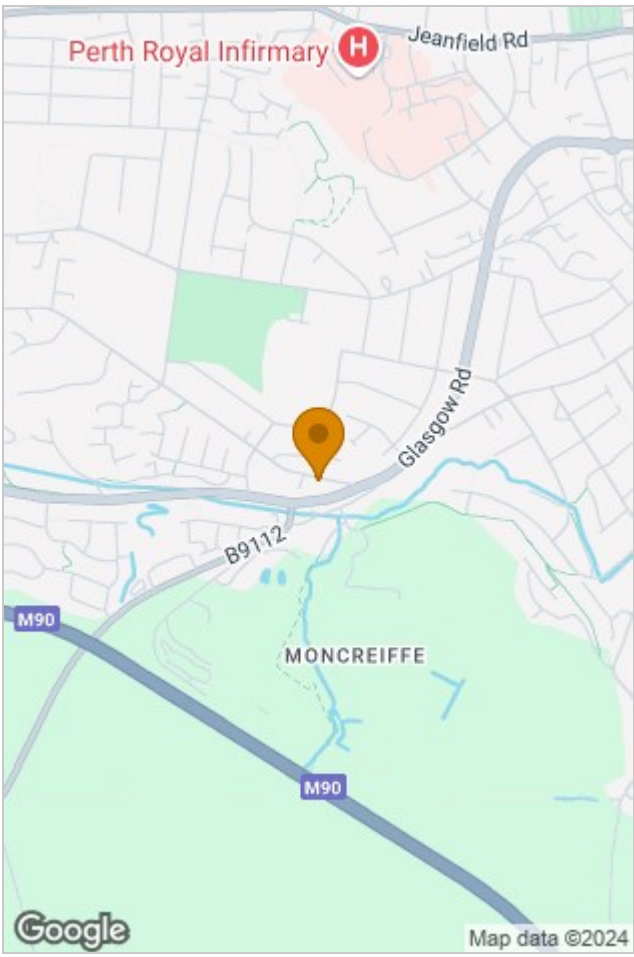


Approximate total area^m
213.77 ft²
19.86 m²

(1) Excluding balconies and terraces

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

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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.

