



41 Maple Road, Perth, PH1 1EX  
Offers over £199,950

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# 41 Maple Road Perth, PH1 1EX

- Superb semi-detached bungalow
- Generous living room
- Double glazing
- Secluded garden
- Sought-after area
- Three bedrooms
- Gas central heating
- South-facing rear aspect
- Plentiful off-street parking
- Lovely views

Welcome to this very attractive semi-detached bungalow located on Maple Road in the highly sought-after Oakbank area of Perth. This delightful home boasts a generous living room with space for dining, a kitchen, two bedrooms, an office (which could be used as bedroom if desired) and a well-maintained shower room, making it the perfect home for a small family or those looking to downsize.

As you step inside, you'll be greeted by a warm and inviting atmosphere, with the property presented in excellent condition throughout. The spacious reception room offers a versatile space to relax and entertain. The layout is currently utilised as two bedrooms and a home office with scope to convert the office and smaller bedroom into one larger bedroom. One of the highlights of this property is the very private and south-facing rear garden, where you can enjoy the lovely views and soak up the sunshine on a lazy afternoon. Imagine hosting summer barbecues or simply unwinding in your own little oasis away from the hustle and bustle of everyday life. Parking will never be an issue with space for three vehicles, ensuring convenience for you and your guests. Don't miss out on the opportunity to make this charming bungalow your own and enjoy the peaceful surroundings and beautiful views it has to offer.

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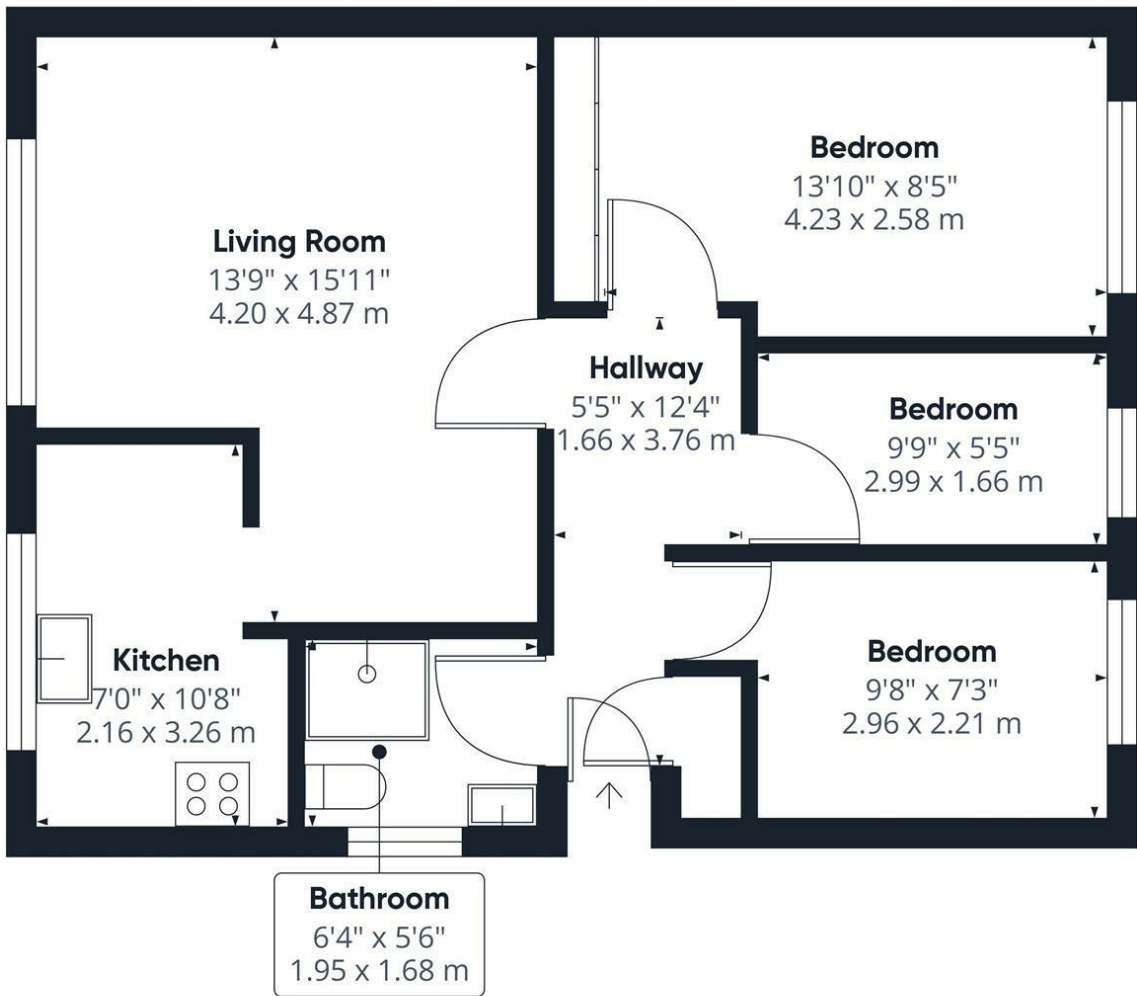


## Location

The property is conveniently located within the sought-after Oakbank area of Perth and within walking distance of local shops, 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.







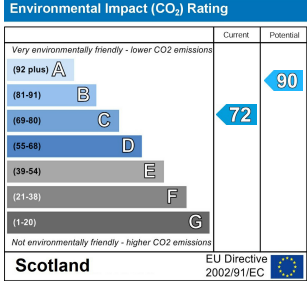
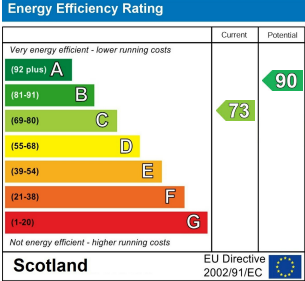
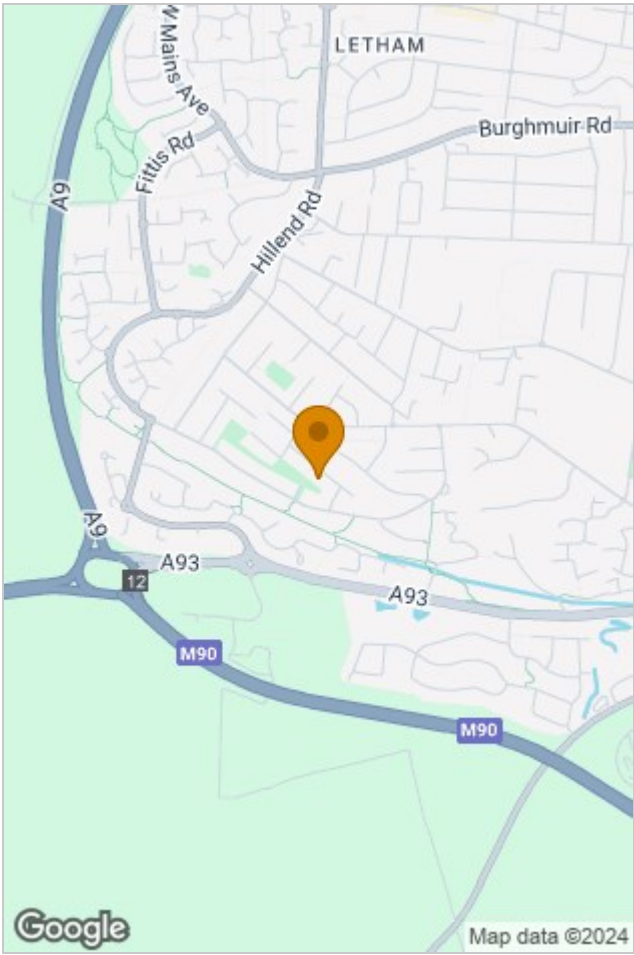
Approximate total area<sup>(1)</sup>  
609.88 ft<sup>2</sup>  
56.66 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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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.

