



**Premier  
Properties**  
Perth



## 29 Oakbank Road, Perth, PH1 1DG Offers Over £345,000

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Warmth is offered from gas central heating and the windows are fully double glazed throughout.

The accommodation is as follows: Ground floor: Entrance hall, lounge, family room, dining kitchen, principle bedroom with en suite shower room, two further bedrooms and a family bathroom. There is a fixed stair leading to a landing and attic room at first floor level.

Externally there is driveway for off street parking for several cars. The large rear garden is fully enclosed with an area of lawn timber decked area and hot tub. The rear garden also benefits from a garden room with a log burning stove.

The property is located within the highly sought-after Oakbank area of Perth. There are a number of local amenities within walking distance including a local convenience store with post office. The property sits within the catchment area for primary and secondary schools with Oakbank and Viewlands Primary, Perth Academy and Perth High School all within the area. The number seven bus route services the area and nearby road links give easy access to and from the city centre and the Broxden roundabout providing access to destinations across the country.

- 3 Bedrooms
- Attic Room
- Decking Area
- Driveway
- Garden Room
- Gas Central Heating
- Immaculately Presented
- Master En Suite Shower Room
- Private Garden





GROSS INTERNAL AREA  
 FLOOR 1: 142 m<sup>2</sup>, FLOOR 2: 19 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 24 m<sup>2</sup>  
 TOTAL: 161 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
72	84

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
67	81



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