



**Premier
Properties**
Perth



74 Fairies Road, Perth, PH1 1LX Offers Over £289,999

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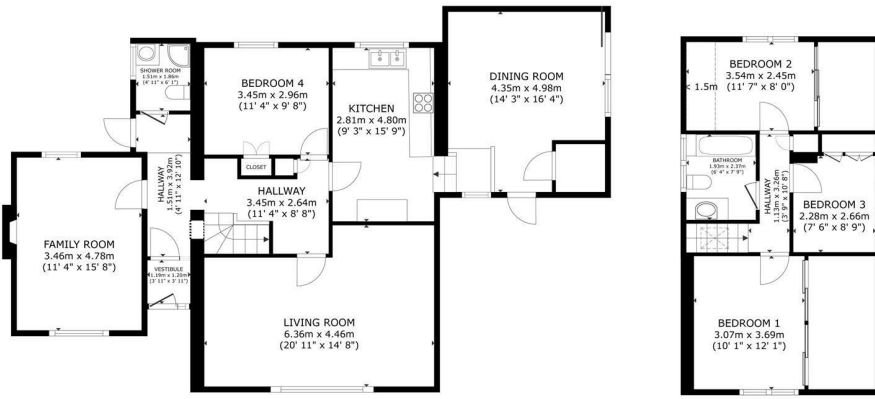
Providing fantastic views across the city, the property boasts bright & spacious accommodation throughout, comprising: Entrance hall, shower room, sitting room, living room, bedroom, kitchen and dining room. Landing, shower room and three bedrooms.

Warmth is provided via gas central heating and double glazing throughout.

Externally, there are garden grounds to the front, side & rear of the property. The driveway leads to the car port and provides off street parking. The rear garden has an area of lawn with borders providing a variety of colourful plants and shrubs. There is also a slabbed patio area, ideal for relaxing after a long day and enjoying the warmer weather.

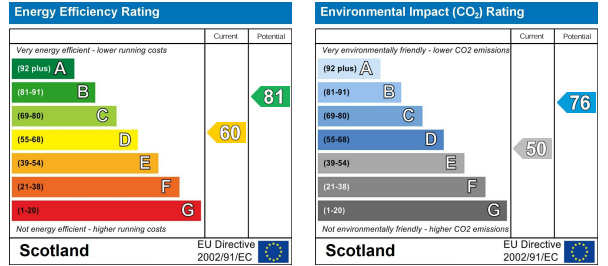
Located within the catchment area for Viewlands/Oakbank Primary Schools makes it the ideal family home. Perth city offers a wide range of high street stores, designer shops, supermarkets, theatres, cinemas, leisure centres, swimming pool, ice rink and many social and recreational amenities. Perth is well placed for the commuter giving access to bus, road and rail links which in turn give access to all Central Belt cities such as Glasgow, Stirling, Edinburgh and Dundee.

- Four Bedrooms
- Close To All Local Amenities
- Primary & Secondary Schools Nearby
- Double Glazing
- Gas Central Heating
- Sought-After Area
- Private Garden
- Driveway



74 Fairies Road Perth, PH1 1LX

FLOOR 1 109.8 sq.m. (1,182 sq.ft.) FLOOR 2 47.5 sq.m. (511 sq.ft.)
 EXCLUDED AREAS: VESTIBULE 1.4 sq.m. (15 sq.ft.) VERANDA 2.7 sq.m. (29 sq.ft.) REDUCED
 HEADROOM 2.0 sq.m. (21 sq.ft.)
 TOTAL: 157.3 sq.m. (1,693 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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