



**Premier
Properties**
Perth



14 Oakbank Road, Perth, PH1 1DG Offers Over £335,000

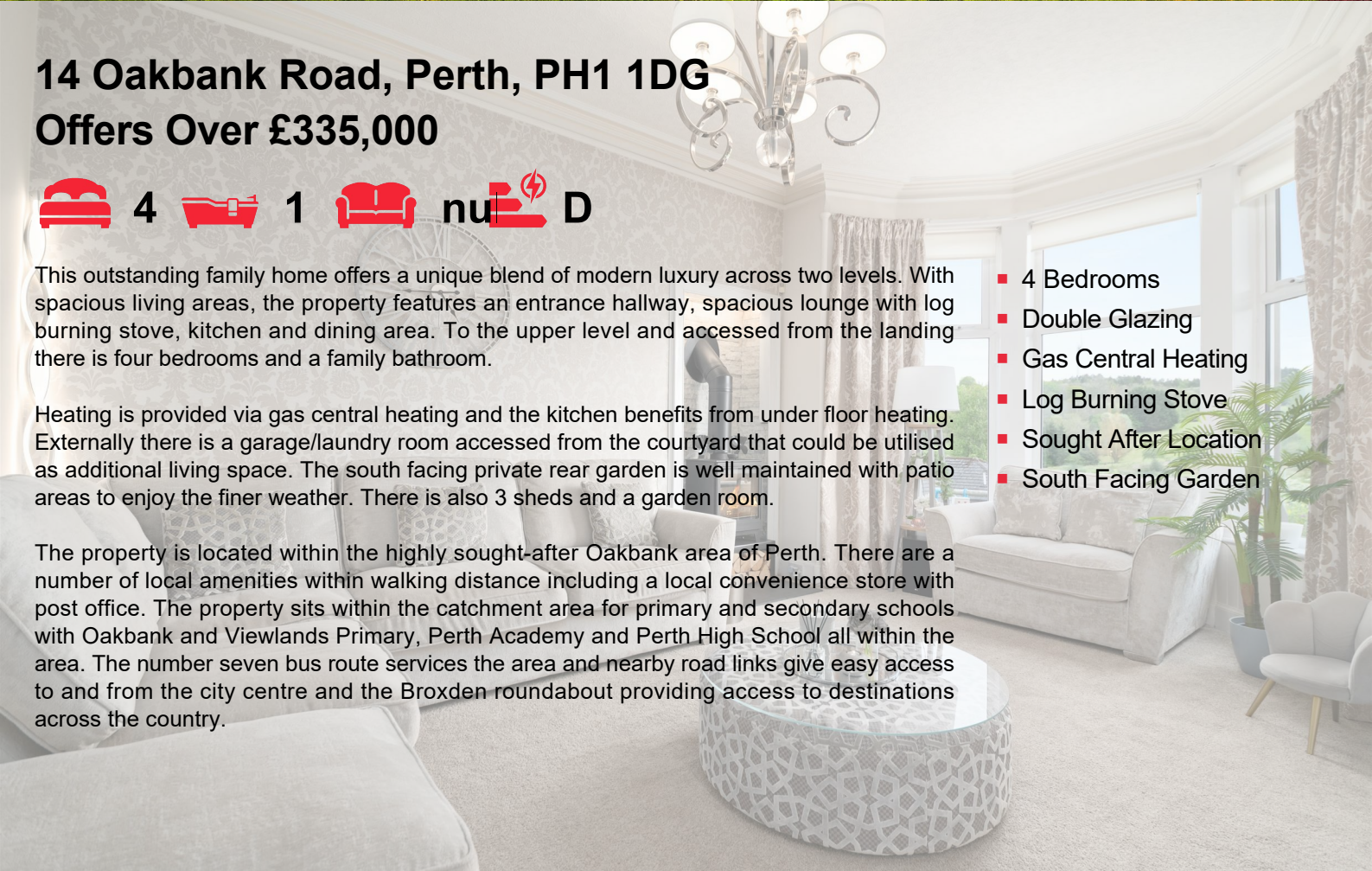
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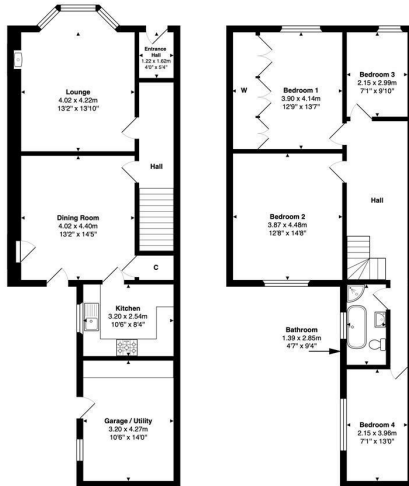
This outstanding family home offers a unique blend of modern luxury across two levels. With spacious living areas, the property features an entrance hallway, spacious lounge with log burning stove, kitchen and dining area. To the upper level and accessed from the landing there is four bedrooms and a family bathroom.

Heating is provided via gas central heating and the kitchen benefits from under floor heating. Externally there is a garage/laundry room accessed from the courtyard that could be utilised as additional living space. The south facing private rear garden is well maintained with patio areas to enjoy the finer weather. There is also 3 sheds and a garden room.

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.

- 4 Bedrooms
- Double Glazing
- Gas Central Heating
- Log Burning Stove
- Sought After Location
- South Facing Garden





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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