

Simple Approach



Estate Agents



Rowanbank , Perth
PH2 6JB

Offers over £254,950

This is an exceptional opportunity to purchase a unique detached home set within a peaceful, highly sought after location. Rowanbank is set on a very generous plot, this lovely property offers picturesque views over rolling fields along with being just a short distance away from local amenities.

This impressive home offers spacious and adaptable accommodation set over one accessible floor, comprising of; a bright and spacious lounge, a sizeable kitchen with ample space for dining, two generous bedrooms, a bathroom and a further attic room. Externally the home benefits from a private extensive driveway providing adequate parking for a number of vehicles and a very impressive, well manicured garden. Practical attributes include electric heating and double glazing throughout. Viewing is essential to appreciate the beautiful surroundings and ample living space on offer here at Rowanbank.

Entrance Hallway

19'3" x 9'1" (5.88 x 2.78)

15'7" x 9'3" (4.75 x 2.83)

Lounge

17'8" x 15'1" (5.40 x 4.60)

Kitchen

14'10" x 9'1" (4.53 x 2.78)

Master Bedroom

14'11" x 14'0" (4.57 x 4.28)

Bedroom 2

12'8" x 9'0" (3.87 x 2.75)

Bathroom

8'0" x 5'8" (2.44 x 1.75)

Attic Room





- Impressive Detached House
- Substantial Private Garden
- Bright & Spacious Lounge
- Sizeable Kitchen
- Large Private Driveway
- Highly Sought After Location
- Picturesque Views
- Electric Heating & Double Glazing



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		77
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	12	
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		