

Simple Approach



16 Old Church Road, Perth
PH2 6TR

Offers over £337,950

Simple Approach welcome this charming detached four-bedroom bungalow located on Old Church Road in the picturesque village of Wolfhill, Perth to the residential market. This property boasts spacious, move-in condition throughout, perfect for those looking for a hassle-free transition into their new home.

Upon entering, you are greeted by a spacious reception hall leading to the open plan lounge, ideal for entertaining guests with a large dining area off the sizable kitchen. Further comprising of a useful utility room, shower room, bathroom and four generously sized bedrooms, there is ample space for a growing family or for those in need of a home office or extra space.

This property boasts many sought after features, such as air source heating, solar panels, double glazed windows, quiet location, brand new roof and being located only a short drive away from Perth's City Centre.

Outside, you will find a garage for convenient parking and storage, workshop, well-maintained gardens that offer a tranquil retreat and a private driveway for off street parking

Lounge
Don't miss the opportunity to make this delightful bungalow in Wolfhill your new home, book a viewing today to appreciate the wonderful property on offer here at Old Church Road, Wolfhill.

Kitchen
13'4" x 8'0" (4.07 x 2.44)

Dining Room
19'7" x 9'8" (5.99 x 2.96)

Master Bedroom
12'3" x 10'9" (3.75 x 3.28)

Bedroom Two
11'1" x 9'6" (3.38 x 2.91)

Bedroom Three
11'1" x 9'9" (3.40 x 2.99)

Hallway
3'28" x 4'8" (0.96 x 1.44)

Bedroom Four
14'11" x 9'2" (4.57 x 2.81)

Bathroom
7'9" x 5'5" (2.38 x 1.66)

Utility Space
4'10" x 4'3" (1.49 x 1.31)

W/C
5'8" x 4'11" (1.73 x 1.50)





- Four Bedroom, Detached Bungalow
- Beautifully Maintained Gardens, Single Garage and Private Driveway
- Sought After Village Location
- Air Source Heating, Solar Panels And Double Glazing
- Spacious Accomodation Throughout
- Sizable Kitchen and Dining Room
- BRAND NEW ROOF
- Pristine Move-in Condition
- Ideal Family Home
- Easy Living Across One Floor



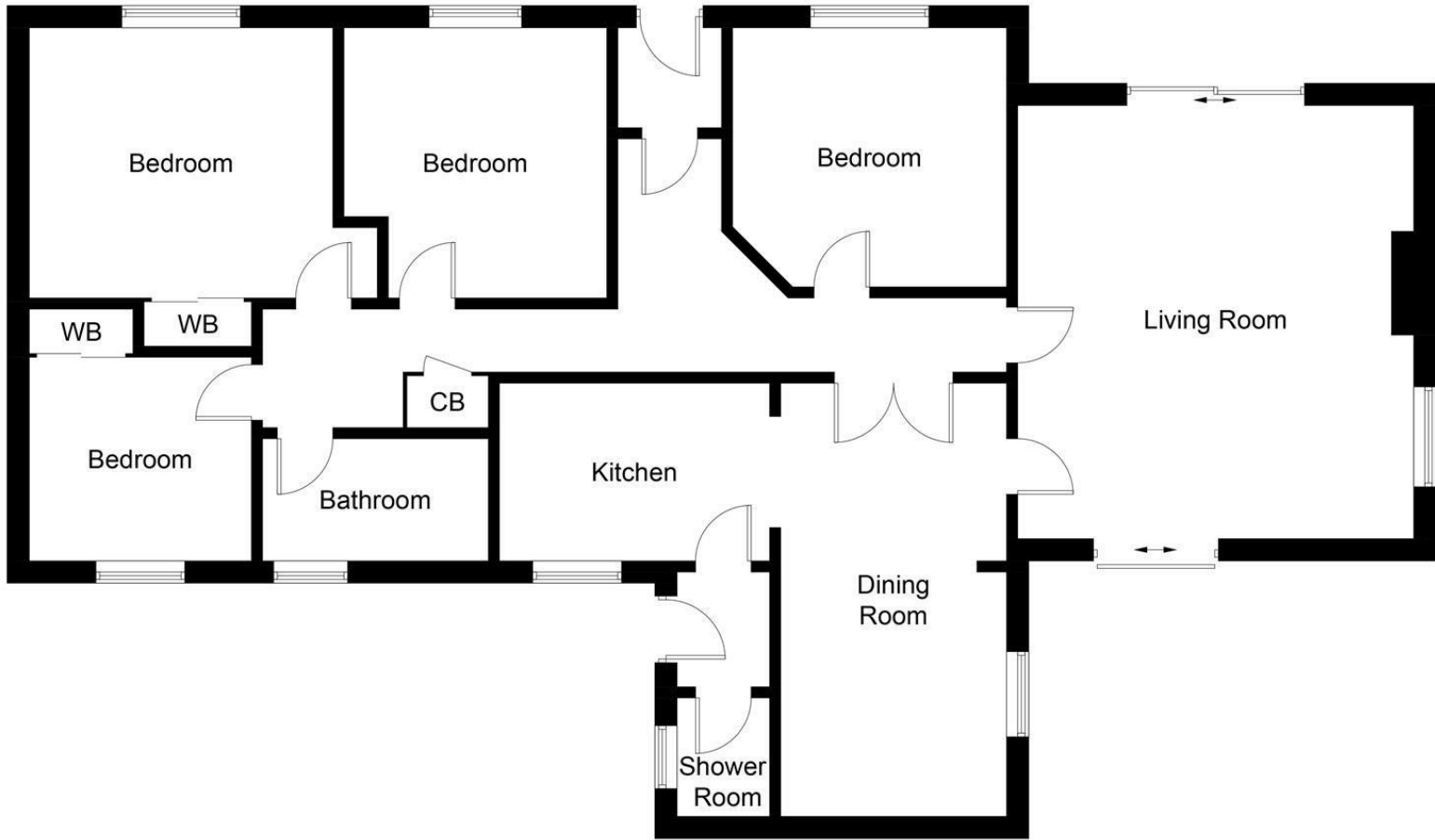


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094517)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC