

Simple Approach



**2 Fairhill View, Perth  
PH1 1RY**

**Offers over £373,950**



Situated within a highly sought after location, this immaculately presented, detached house comes to the market in excellent move in condition having been fully renovated throughout and decorated to a very high standard by the current owner. The accommodation is very well placed to take advantage of all local amenities along with being just a short distance away from Perth City Centre.

Internal accommodation is generous at approximately 163 square meters spanning across two floors. Fairhill view comprises; a welcoming entrance, a contemporary fitted kitchen / dining area, a sizeable lounge with beautiful sliding doors out onto a feature balcony, two chic bathrooms, a useful utility room and four generous bedrooms completes the interior of this family home. Externally the property sits on an impressive plot of land with well manicured garden grounds to the front and rear. Practical attributes include gas central heating and full double glazing.

Fairhill View is the ideal purchase for any growing family or couple seeking modern and peaceful living in a fantastic, highly sought-after area. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful home on offer at this exceptional property.

### Lounge

15'4" x 15'9" (4.69 x 4.82)

### Kitchen / Dining Area

31'3" x 9'8" (9.54 x 2.95)

### Bathroom

8'8" x 7'6" (2.66 x 2.29)

### Bedroom One

10'4" x 22'5" (3.16 x 6.84)

### Bedroom Two

12'7" x 12'6" (3.86 x 3.82)

### Bedroom Three

11'10" x 10'4" (3.63 x 3.15)

### Bedroom Four

9'4" x 9'10" (2.86 x 3.02)

### Utility

5'8" x 9'4" (1.73 x 2.85)

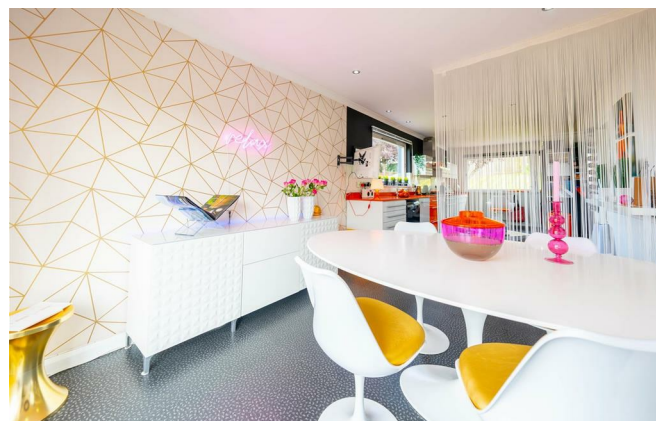
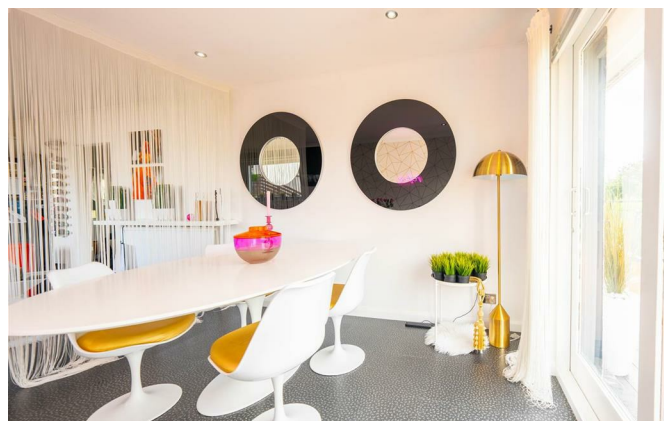
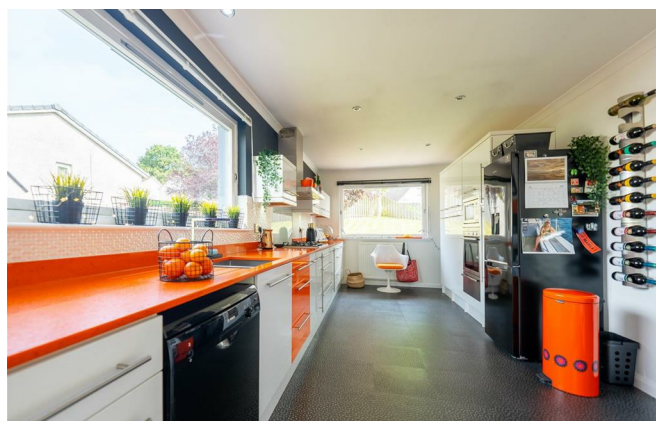
### Shower Room

8'8" x 6'10" (2.66 x 2.09)





- Beautifully Presented Detached House
- Four Generous Bedrooms
- Stylish Interior Throughout
- Sizeable Contemporary Fitted Kitchen
- Bright & Spacious Lounge With Balcony Feature
- Highly Sought After Location
- Large Private Driveway & Garage
- Well Manicured Garden Grounds To Front & Rear







Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1110549)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		67	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	