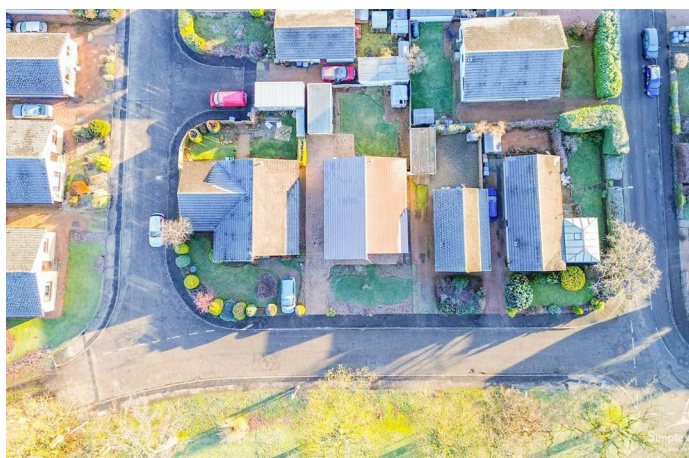


Simple Approach



Estate Agents



12 Oakbank Road, Perth
PH2 6BU

Offers over £212,950

Simple Approach are pleased to welcome this detached house on Oakbank Road, Guildtown to the Perthshire residential sales market. Set within a highly sought after location, this lovely property is ideally placed to take advantage of all local amenities along with being just a short drive away from Perth City Centre. Oakbank Road offers spacious accommodation set across one floor, comprising; an entrance hallway, bright and spacious lounge, three generous bedrooms with a master ensuite and a further family bathroom completes the interior of this home. Practical attributes include a large private driveway, garage, electric heating, full double glazing and an impressive private rear garden. Viewing is essential to appreciate the overall size and excellent location on offer here at Oakbank Road, Guildtown.

Lounge

24'7" x 10'0" (7.51 x 3.05)

6'3" x 8'6" (1.92 x 2.60)

Kitchen

12'8" x 10'0" (3.87 x 3.05)

Bedroom One

9'2" x 13'4" (2.81 x 4.08)

Toilet (Bedroom One)

5'6" x 3'0" (1.70 x 0.93)

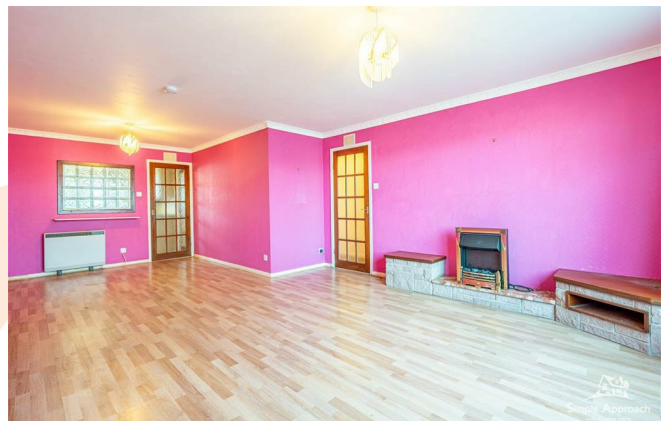
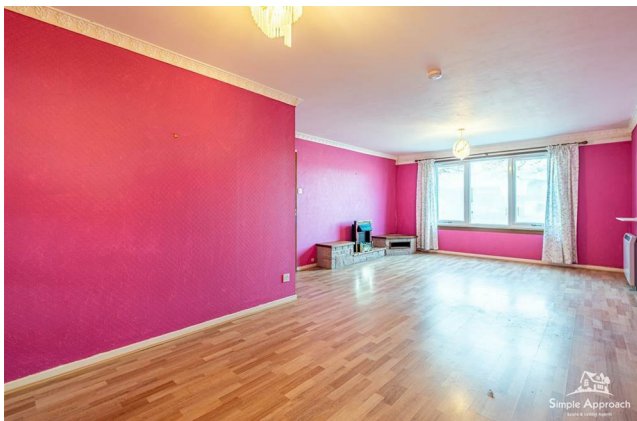
Bedroom Two

12'1" x 9'6" (3.69 x 2.90)

Bedroom Three

9'9" x 9'10" (2.99 x 3.02)

Bathroom






- Detached Bungalow
- Sizeable Kitchen
- Large Private Driveway & Garage
- Three Bedrooms (Master Enstutie)
- Electric Heating & Double Glazing
- Private Garden Grounds To Front & Rear
- Bright & Spacious Lounge
- Highly Sought After Area





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			63
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC 