



**16 St. Magdalenes Road, Perth**  
**PH2 0BN**

**Offers over £193,950**



**\*\* This Property Is A Cash Purchase Only \*\***

Situated in a desirable residential area of Perth, this spacious four-bedroom house on St. Magdalenes Road offers an exciting opportunity for those looking to create a dream family home. In need of modernisation, the property presents a fantastic blank canvas, ideal for buyers keen to add their own style and value.

The accommodation comprises four well-proportioned bedrooms, a generous lounge, dining room, conservatory, a good sized kitchen, and a family bathroom. Outside, the property benefits from a sizeable private garden and off-street parking with a large driveway and garage, further enhancing its appeal.

Located close to local amenities, schools, and transport links, this property is perfect for families, investors, or developers looking for a renovation project in a highly sought-after area. Early viewing is highly recommended to fully appreciate the potential on offer here at St. Magdalenes Road, Perth.

### **Lounge**

11'4" x 15'5" (3.47 x 4.71)

### **Dining Room**

12'4" x 8'1" (3.77 x 2.48)

### **Kitchen**

7'1" x 12'7" (2.18 x 3.85)

### **Conservatory**

9'10" x 12'4" (3.02 x 3.76)

### **Bedroom One**

15'7" x 14'1" (4.76 x 4.31)

### **Bedroom Two**

12'11" x 11'1" (3.95 x 3.38)

### **Bedroom Three**

14'9" x 11'0" (4.52 x 3.36)

### **Bedroom Four**

11'2" x 14'6" (3.41 x 4.43)

### **Family Bathroom**

6'0" x 8'11" (1.85 x 2.72)





- Detached House
- Three Generous Bedrooms With A Large Attic Room
- Modernisation Opportunity This Property Requires Some Structural Work We Have A Report For This.
- Generous Living Space Throughout
- Private Driveway & Garage
- Desirable Location
- Ideal Family Home
- Close To Amenities – Shops, Schools & Transport Links Nearby





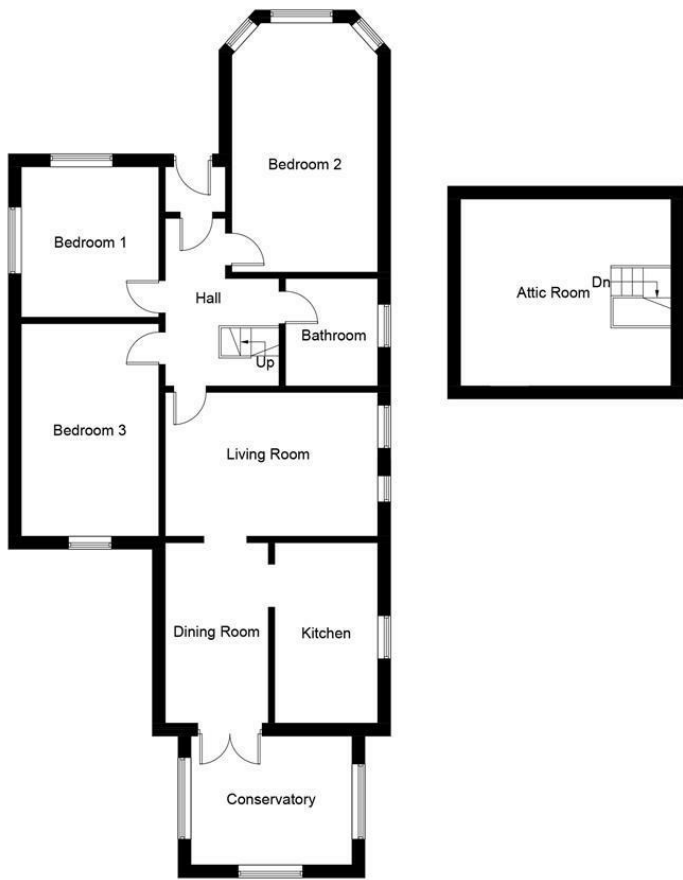
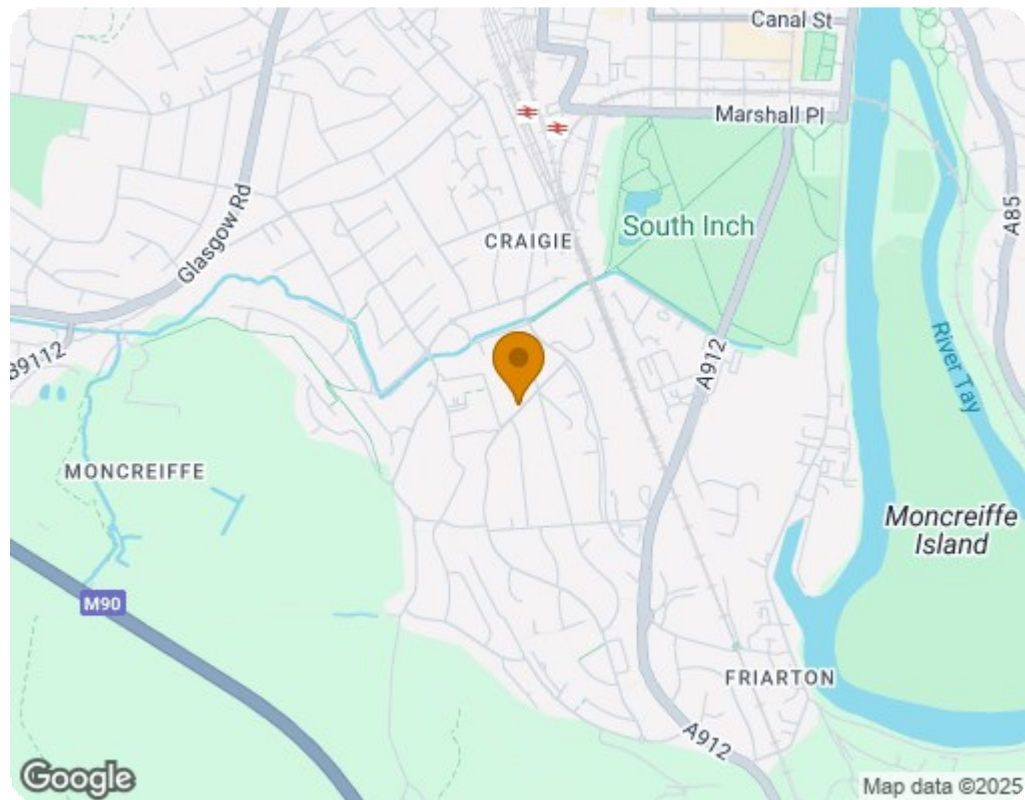




Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1167433)



| Energy Efficiency Rating  |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs                     |  |   |           |
| (92 plus) A   |  |   | 72        |
| (81-91) B   |  |   |           |
| (69-80) C   |  |   |           |
| (55-68) D   |  |   |           |
| (39-54) E   |  | 42  |           |
| (21-38) F   |  |   |           |
| (1-20) G  |  |   |           |
| Not energy efficient - higher running costs                     |  |   |           |
| Scotland  |  | EU Directive 2002/91/EC  |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |   |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |   |           |
| (92 plus) A   |  |   | 68        |
| (81-91) B   |  |   |           |
| (69-80) C   |  |   |           |
| (55-68) D   |  |   |           |
| (39-54) E   |  | 40  |           |
| (21-38) F   |  |   |           |
| (1-20) G  |  |   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |   |           |
| Scotland  |  | EU Directive 2002/91/EC  |           |