

Simple Approach



Estate Agents



**145 Dunsinane Drive, Perth
PH1 2EE**

Offers over £144,750

Located in a popular residential area of Perth, this spacious three-bedroom, mid-terraced property offers a fantastic opportunity for families, first-time buyers, or those looking to upsize. The home is well-positioned for easy access to local schools, shops, public transport links, and other amenities, making it a highly convenient place to live.

The accommodation is bright and generously proportioned throughout. On the ground floor, you'll find a welcoming entrance hall, a large lounge with plenty of natural light from front and facing window, and a well-appointed kitchen with ample storage and worktop space. The kitchen also offers direct access to the rear garden.

Upstairs, there are three good-sized bedrooms – two doubles and a single – all offering flexibility for use as sleeping accommodation, a home office, or nursery. The family bathroom completes the interior. Externally, the property benefits from a fully enclosed and private rear garden. There is also on-street parking available to the front of the property. This well-maintained home provides spacious, practical living with lots of potential to add your own stamp. Early viewing is recommended to appreciate all it has to offer.

Lounge

13'7" x 13'2" (4.16 x 4.03)

Kitchen

20'4" x 7'2" (6.20 x 2.20)

Bedroom One

12'0" x 8'11" (3.67 x 2.74)

Bedroom Two

13'3" x 10'1" (4.04 x 3.08)

Bedroom Three

10'2" x 8'3" (3.10 x 2.53)

Bathroom

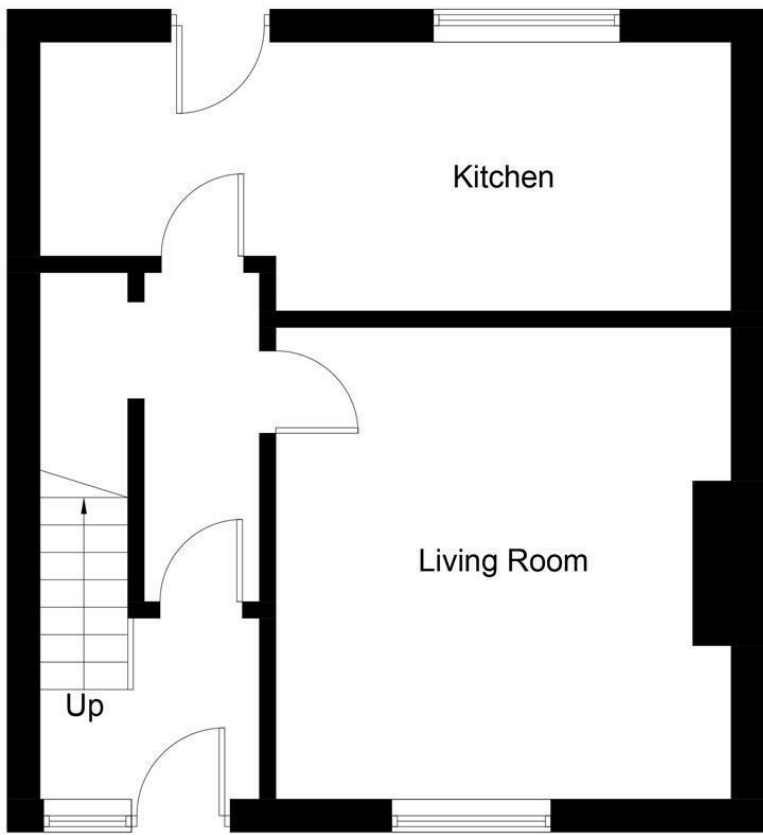
7'11" x 6'2" (2.43 x 1.90)



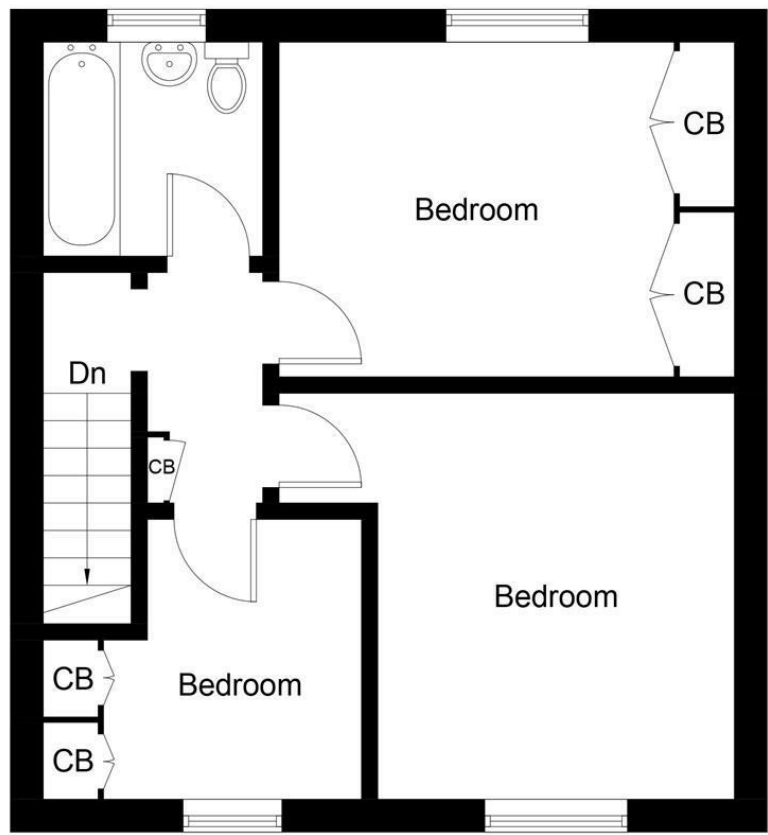


- Mid Terraced House
- Bright Front Facing Lounge
- Close To All Local Amenities
- Three Bedrooms
- Sizeable Kitchen
- Private, Enclosed Garden
- Spacious Accommodation
- Gas Central Heating & Double Glazing



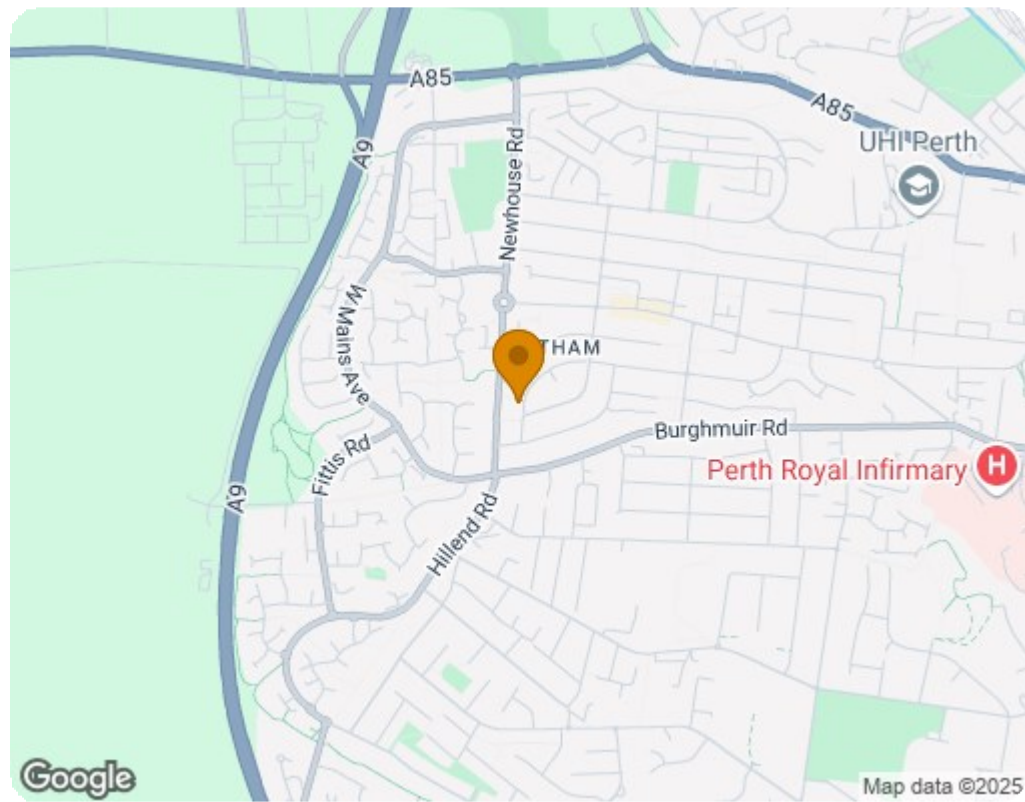


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1188997)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		