

Simple Approach



Estate Agents



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

Offers over £317,950

11 Fairhill View, Perth, PH1 1RY

Simple Approach are pleased to welcome Fairhill View, a beautifully presented detached family home set in one of Perth's most highly sought-after residential areas. This spacious property offers a perfect balance of comfort, style, and practicality—ideal for growing families or those seeking a peaceful yet well-connected location.

Inside, the home boasts four generous bedrooms, including a master bedroom with a ensuite shower room. Each room is bright and airy, with large windows that flood the space with natural light. The property features a spacious layout throughout, with well-proportioned living areas designed for both everyday living and entertaining. From the welcoming entrance hallway to the bright and spacious living spaces, this property is the ideal purchase for those seeking a fantastic home within a desirable area.

Positioned in an elevated location, Fairhill View enjoys beautiful open views, adding a real sense of tranquility and privacy. With excellent access to local schools, amenities, and transport links, this home combines charm with convenience—making it a rare and desirable find.

Lounge

13'4" x 19'6" (4.07 x 5.95)

Kitchen

9'1" x 15'11" (2.77 x 4.87)

Master Bedroom

10'10" x 11'4" (3.32 x 3.47)

Ensuite Shower Room

3'6" x 8'0" (1.07 x 2.46)

Bedroom Two

9'10" x 9'9" (3.00 x 2.98)

Bedroom Three

9'9" x 7'10" (2.99 x 2.41)

Bedroom Four

9'8" x 7'11" (2.97 x 2.43)

Bathroom

9'9" x 5'0" (2.98 x 1.54)

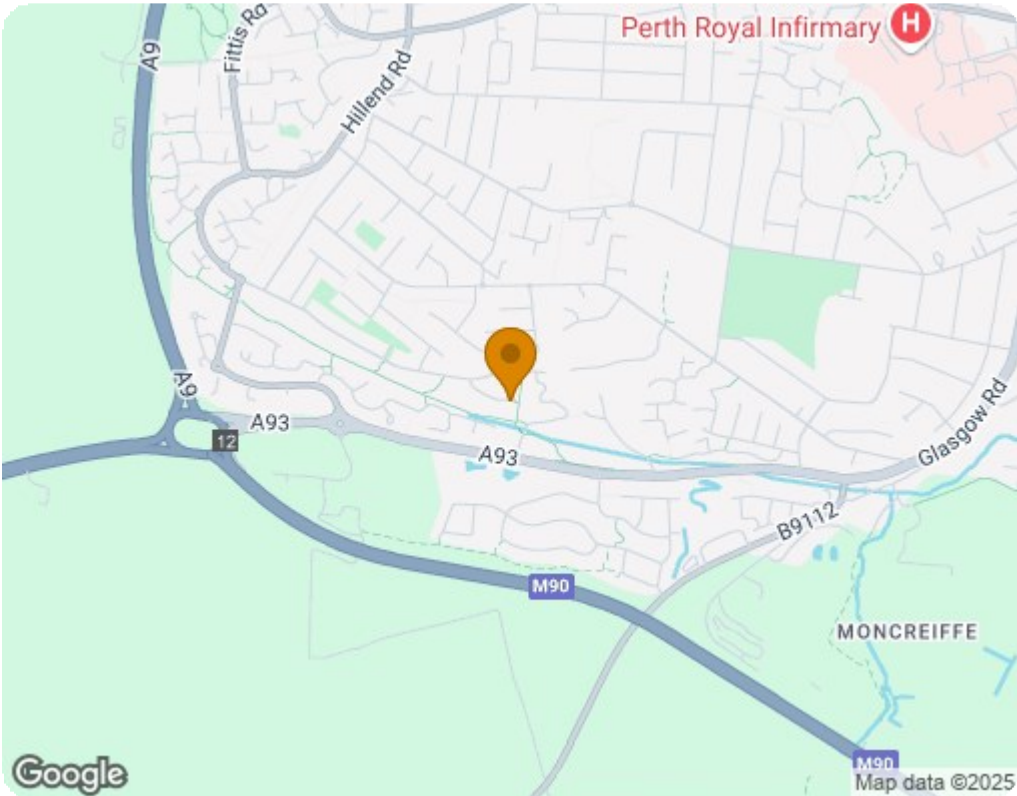
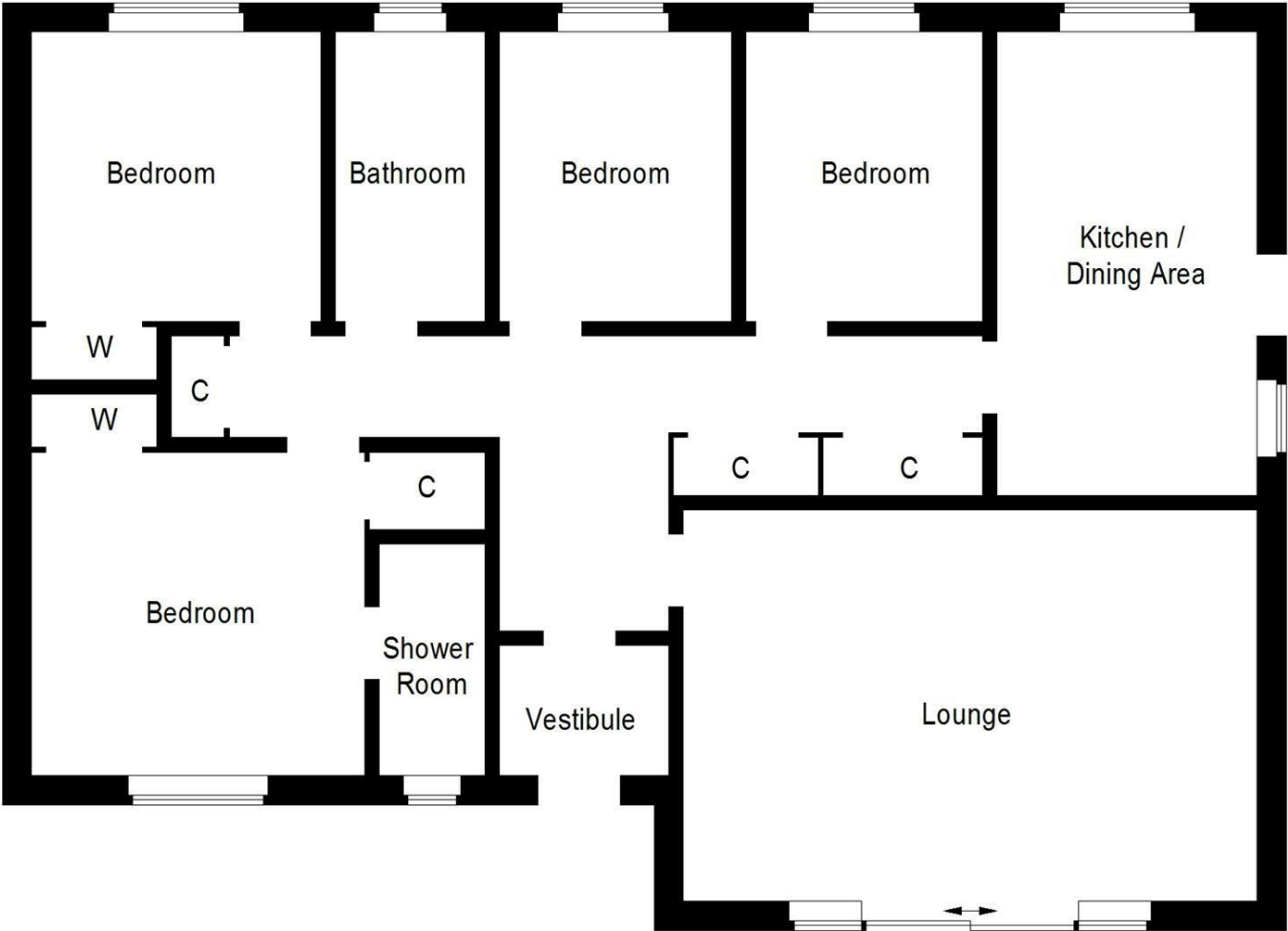


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- Impressive Detached House
- Picturesque Views
- Private Driveway & Garage
- Great Move In Condition
- Four Generous Bedrooms With Master Ensuite
- Gas Central Heating & Double Glazing
- Highly Sought After Residential Location
- Bright & Spacious Lounge
- Large Private Rear Garden
- Ideal Family Home





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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		83
(81-91) B		
(69-80) C	66	
(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		