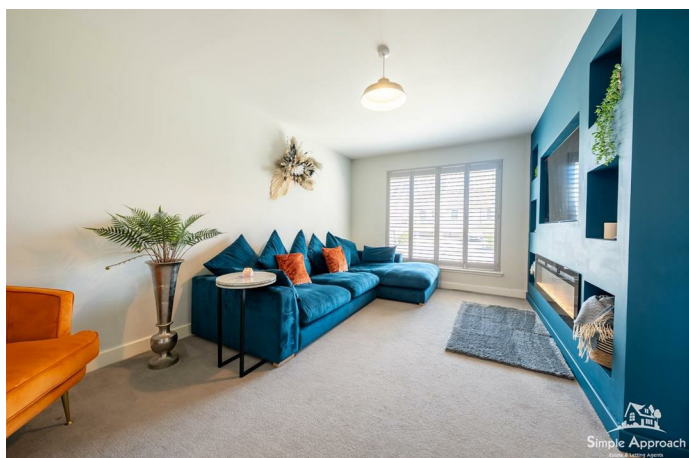
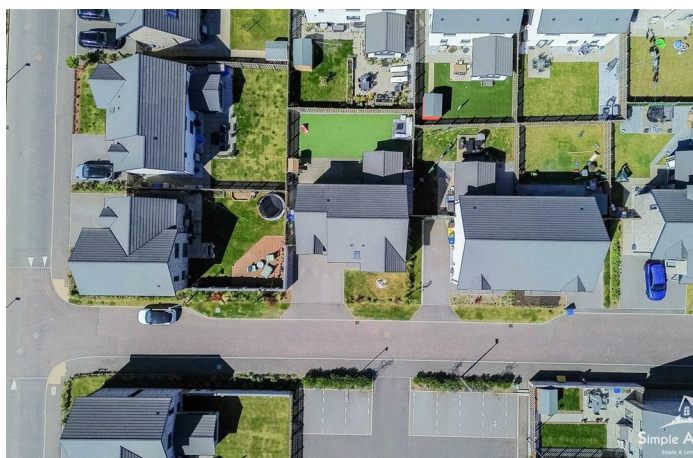


Simple Approach



**22 Invictus Lane, Perth
PH1 0BG**

Offers over £349,950

Located in a sought-after residential area of Perth, this stunning five-bedroom detached home on Invictus Lane offers spacious, modern living ideal for families or those seeking refined, flexible accommodation. Boasting immaculate presentation throughout, the property combines contemporary styling with practical design features to create a truly inviting home.

The accommodation is generously proportioned and arranged over two floors, with a bright and welcoming entrance hall leading to reception areas. The heart of the home is a modern, open-plan kitchen and dining area, perfect for both everyday living and entertaining. Adjacent is a comfortable sitting room with ample natural light and access to the rear garden and a further front facing lounge. The five well-appointed bedrooms including a master complete with a stylish ensuite shower room. The additional bedrooms are equally spacious, offering flexible use as guest rooms, home offices, or children's bedrooms.

Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, the property enjoys a private driveway providing off-street parking for multiple vehicles and a beautifully maintained rear garden. This is a rare opportunity to acquire a turnkey family home in immaculate condition within a peaceful and desirable location.

Lounge

10'8" x 16'0" (3.26 x 4.89)

Kitchen / Dining Area

9'4" x 22'1" (2.85 x 6.75)

Conservatory

9'3" x 12'1" (2.82 x 3.70)

Utility Room

10'0" x 9'0" (3.06 x 2.75)

Office

10'0" x 10'11" (3.07 x 3.34)

Master Bedroom

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

Ensuite Shower Room

9'4" x 4'3" (2.85 x 1.32)

Bedroom Two

10'8" x 12'2" (3.26 x 3.72)

Bedroom Three

8'9" x 9'2" (2.68 x 2.81)

Bedroom Four

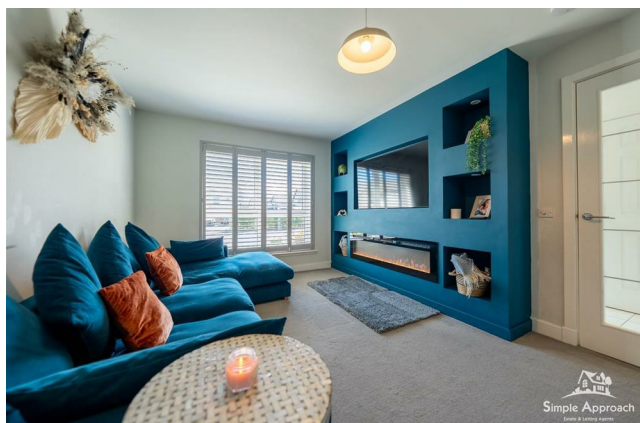
10'10" x 9'2" (3.31 x 2.81)

Bathroom

8'11" x 6'6" (2.72 x 1.99)

Downstairs WC

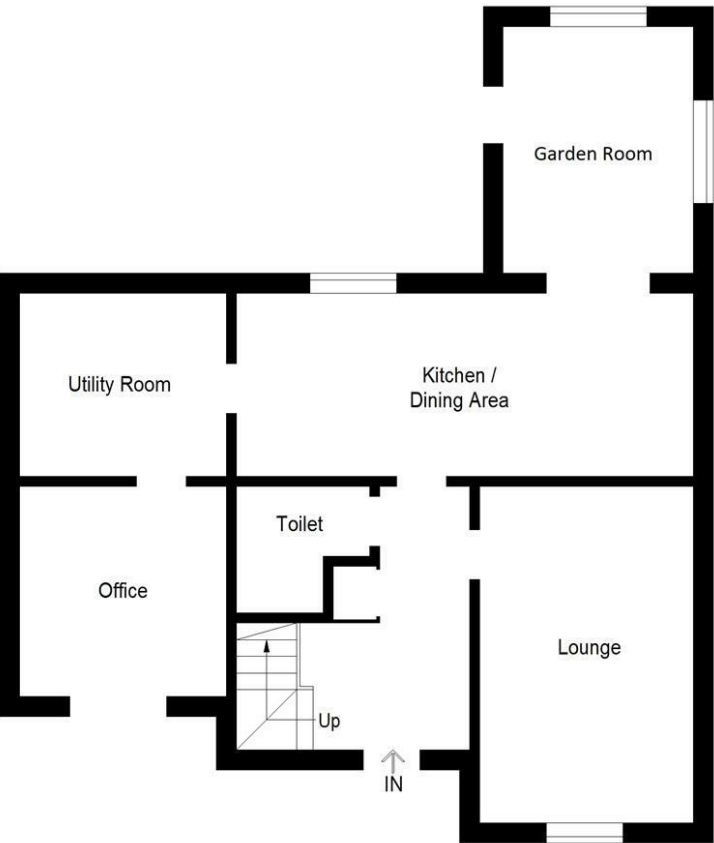
6'11" x 6'6" (2.11 x 1.99)



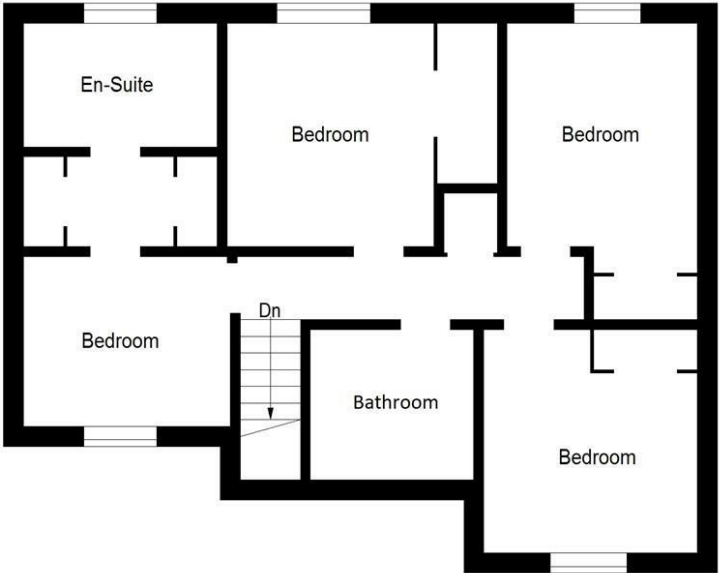


- Impressive Detached House
- Prime Residential Location
- Five Generous Bedrooms With Master Ensuite
- Flexible Layout
- Immaculate Presentation
- Modern Open-Plan Living
- Gas Central Heating & Double Glazing
- Private Driveway



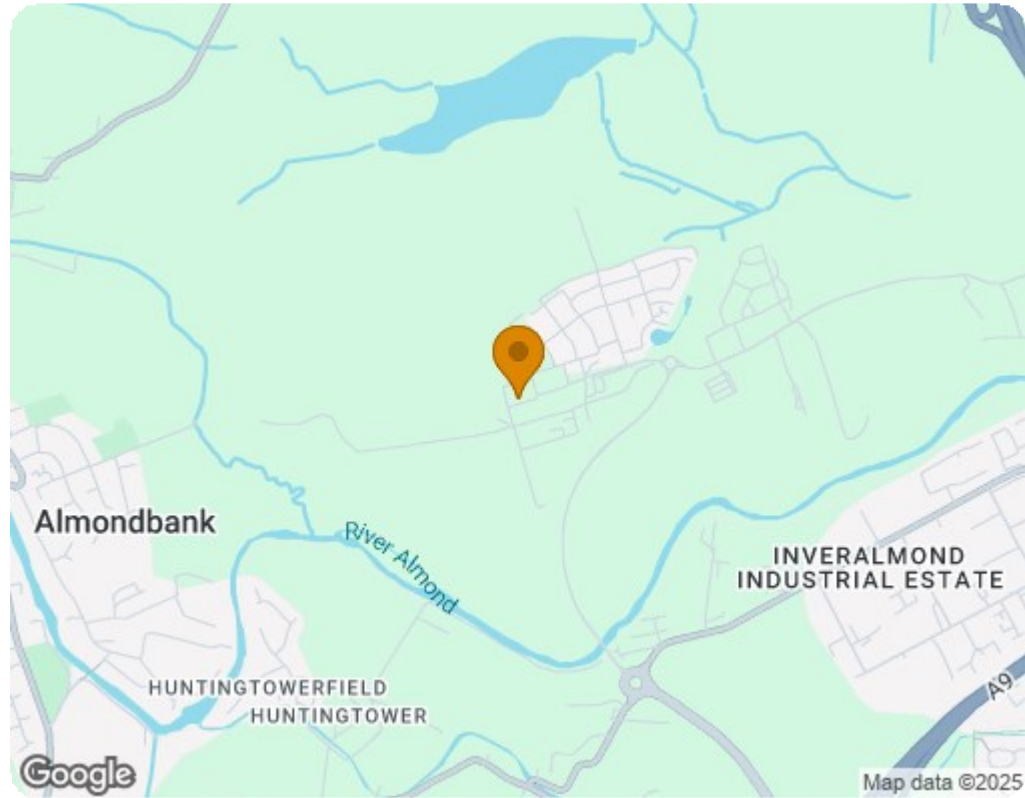


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1201909 / Ref:90566)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(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		94
(81-91) B	85	
(69-80) C		
(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		