3 Hillend Road, Perth
PH1 1JE

Offers over £297,950

Located in the desirable area of Hillend Road in Perth, this charming three-bedroom detached bungalow offers a perfect blend of comfort and convenience. Set on a sizable plot, the property boasts ample outdoor space, ideal for families or those who enjoy gardening. Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining family. The bungalow features three well-proportioned bedrooms, each offering ample room for freestanding storage, a fully fitted kitchen, a separate dining room and shower room all set across one accessible level. 3 Hillend Road futher enjoys, a large, floored attic space and garage ideal for additonal storage and a private driveway for multiple vehichles.

This home is equipped with gas central heating and double glazing, ensuring warmth throughout the year. The sought-after location is a significant advantage, with excellent schools and a variety of local amenities just a stone's throw away, making it an ideal choice for families and professionals alike.

Whether you are looking to downsize or seeking a family home, this bungalow presents a wonderful opportunity to enjoy comfortable living in a vibrant community. Do not miss the chance to make this delightful property your own, call Simple Approach on 01738 827864 to book your viewing.

Lounge
13'2" x 17'1" (4.02 x 5.23)

Kitchen
10'7" x 9'10" (3.24 x 3.00)

Dining Room
13'7" x 11'11" (4.16 x 3.64)

Bedroom One
11'10" x 11'10" (3.63 x 3.61)

Bedroom Two
10'1" x 9'10" (3.09 x 3.02)

Bedroom Three
9'1" x 9'10" (2.79 x 3.01)

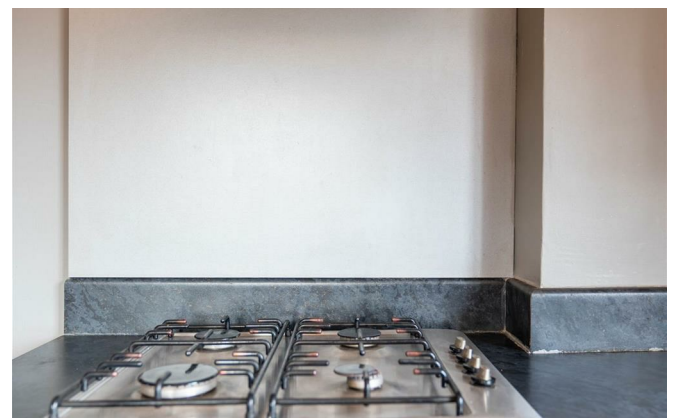**Shower Room**
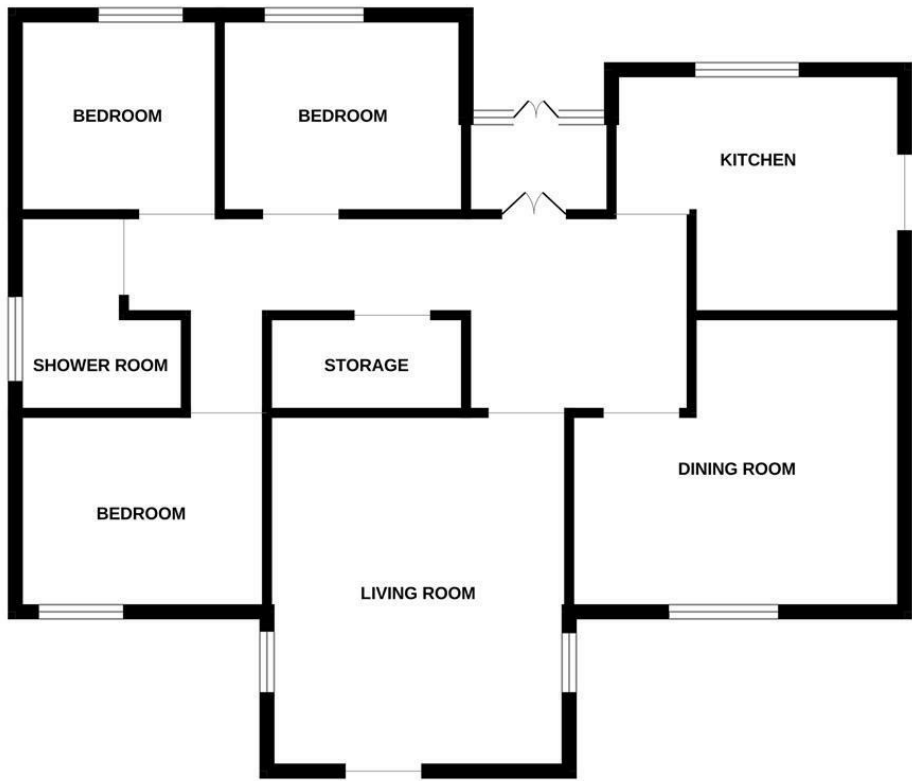6'2" x 6'4" (1.90 x 1.94)

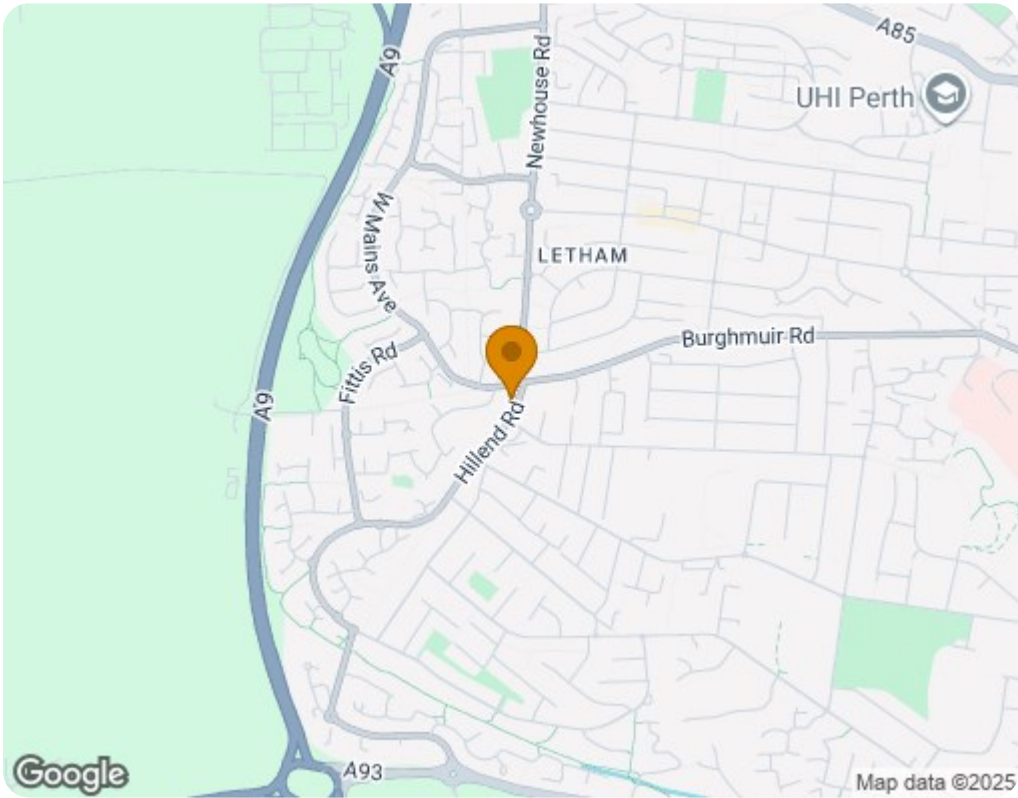**Storage Cupboard**
3'3" x 7'8" (1.00 x 2.35)

- Three Bedroom, Detached Bungalow
- Garage And Private Driveway
- Coucil Tax Band E

- Sizable Accomodation Throughout
- Floored Attic Space

- Sought After Location, Close To All Local Amenities
- Gas Central Heating And Double Glazing

GROUND FLOOR

BEDROOM

BEDROOM

KITCHEN

SHOWER ROOM

STORAGE

DINING ROOM

BEDROOM

LIVING ROOM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

Scotland EU Directive 2002/91/EC