







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 additional 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 **Shower Room**

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

6'2" x 6'4" (1.90 x 1.94)

Kitchen

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

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

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)











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

- Sizable Accomodation Throughout
- Floored Attic Space
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Sought After Location, Close To All Local Amenities
- Gas Central Heating And Double Glazing









GROUND FLOOR









