



22 Maple Road, Perth
PH1 1EX
Offers over £256,950

This beautifully presented detached house on Maple Road, Perth offers a wonderful blend of style, comfort, and space, making it an ideal choice for families or couples seeking a home in one of the most desirable residential areas. The property boasts a bright and generously sized lounge with ample room creating a versatile and welcoming space for everyday life and entertaining. The modern fitted kitchen is thoughtfully designed with a contemporary finish, providing both practicality and a stylish focal point for the home. Upstairs, there are three generous bedrooms, each offering excellent proportions and flexibility to suit family living, guest accommodation, or home-working needs, alongside a well-appointed family bathroom. Externally, the house is enhanced by a private driveway offering convenient off-street parking, and a well-maintained rear garden that provides an ideal setting for summer gatherings, or relaxing in a private outdoor space. With the added benefits of gas central heating and double glazing for comfort and efficiency, this property represents an excellent opportunity to secure a spacious and well-located home close to local schools, amenities, and transport links. Viewing is essential to appreciate all that is on offer here at Maple Road, Perth.

Porch

7'4" x 7'4" (2.26 x 2.24)

6'9" x 5'5" (2.06 x 1.67)

Kitchen

19'7" x 9'7" (5.99 x 2.94)

Lounge

11'5" x 23'7" (3.50 x 7.19)

Bedroom One

12'5" x 11'6" (3.80 x 3.53)

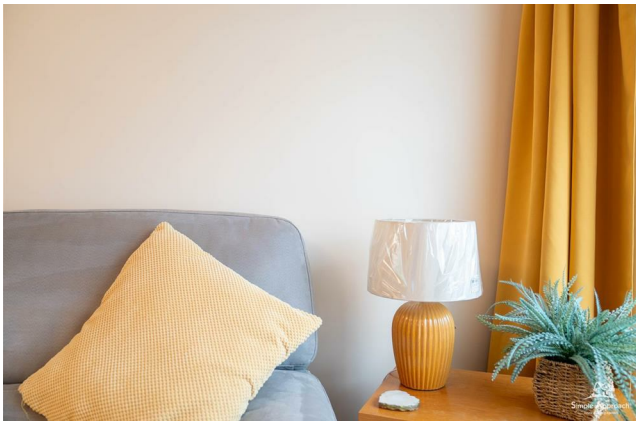
Bedroom Two

11'7" x 8'9" (3.55 x 2.68)

Bedroom Three

8'8" x 9'1" (2.65 x 2.78)

Bathroom





- Very Well Presented Detached House
- Modern Fitted Kitchen
- Well Maintained Rear Garden
- Think this might be the property for you? Contact our mortgage team to discuss your options — NOT suitable for LIFT Scheme
- Three Generous Bedrooms
- Gas Central Heating & Double Glazing
- Home Report Value £270,000
- Bright & Spacious Lounge
- Private Driveway with Large Garage/Workshop
- Highly Sought After Area Of Oakbank

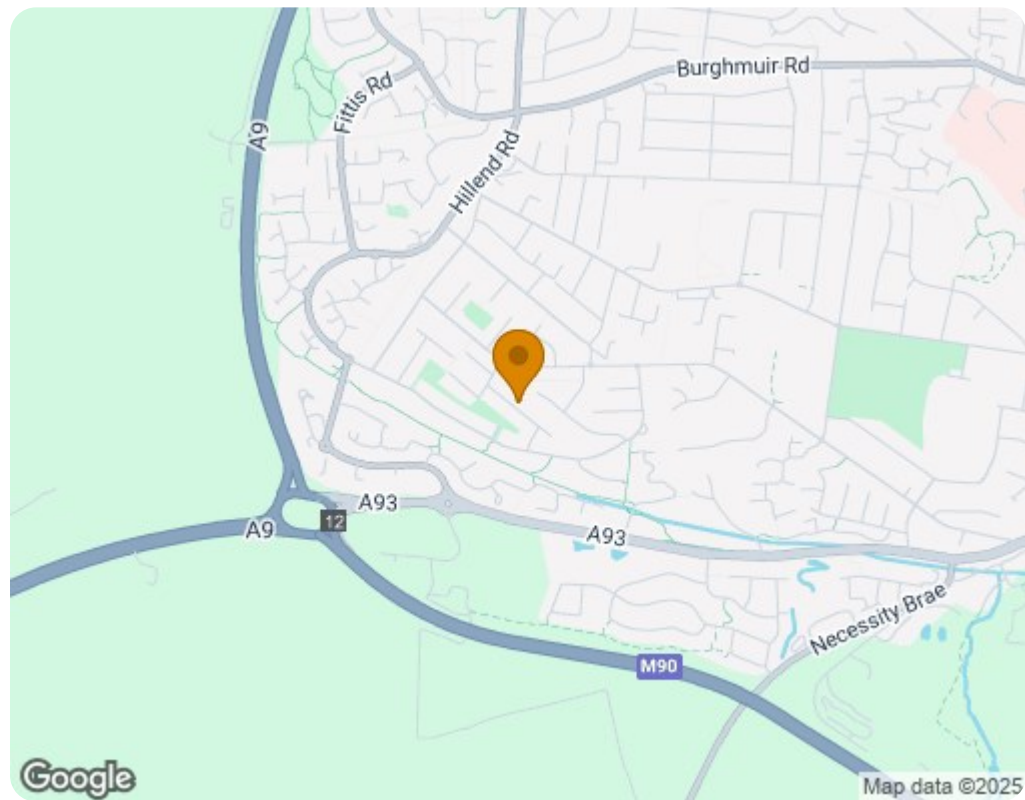




Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1239470)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(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		
(81-91) B		
(69-80) C		71
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		