

Simple Approach



**49 Strathtay Road, Perth  
PH1 2NA**

**Offers over £158,950**



This attractive mid-terraced house on Strathtay Road, Perth offers a stylish and well-proportioned home, perfectly suited for a range of buyers. The property features a bright lounge and a modern kitchen, complemented by a practical utility room for added convenience. Upstairs, there are two generous bedrooms, a contemporary shower room, and an attic room, providing flexible space for a home office, guest room, or hobby area. The home benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency. Externally, there is a private rear garden, ideal for relaxing or entertaining outdoors. Set in a well-established residential area, this property combines comfort, practicality, and style, making it an excellent choice for first-time buyers, small families, or downsizers.

### Lounge

16'2" x 11'5" (4.93 x 3.49)

### Kitchen

10'4" x 8'9" (3.15 x 2.67)

### Utility Space

4'2" x 3'0" (1.29 x 0.92)

### Hallway

5'4" x 12'6" (1.63 x 3.83)

### Bedroom One

16'2" x 8'9" (4.94 x 2.68)

### Bedroom Two

9'4" x 11'5" (2.86 x 3.50)

### Shower Room

6'5" x 7'1" (1.97 x 2.18)

### Attic Room

16'4" x 11'5" (4.98 x 3.49)





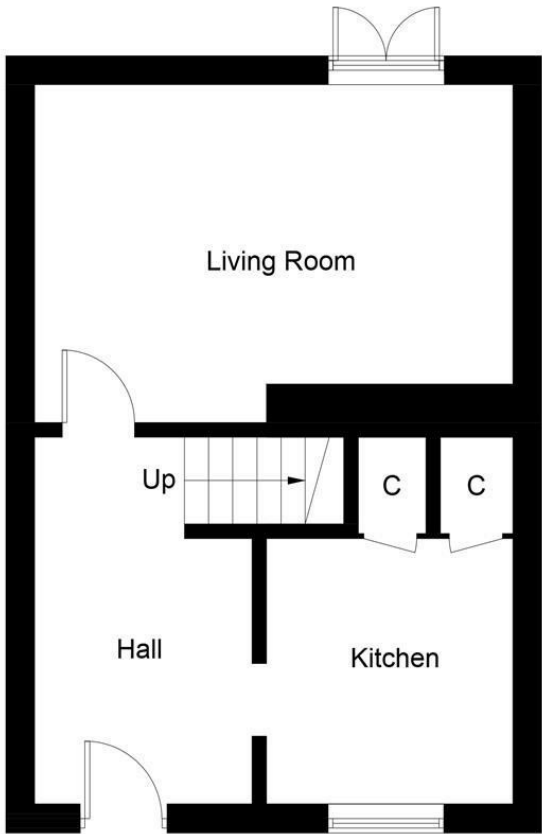
- Mid Terraced House
- Utility Room
- Attic Room

- Two Bedrooms
- Gas Central Heating & Double Glazing
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!

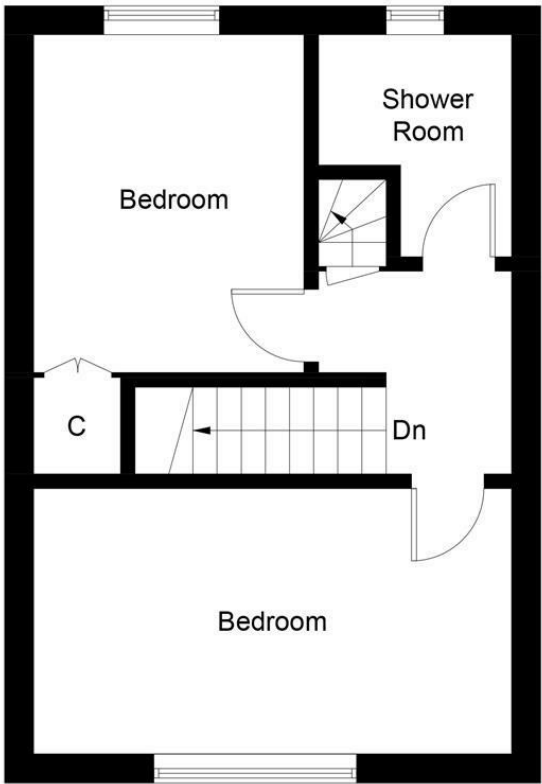
- Modern Kitchen
- Private Rear Garden





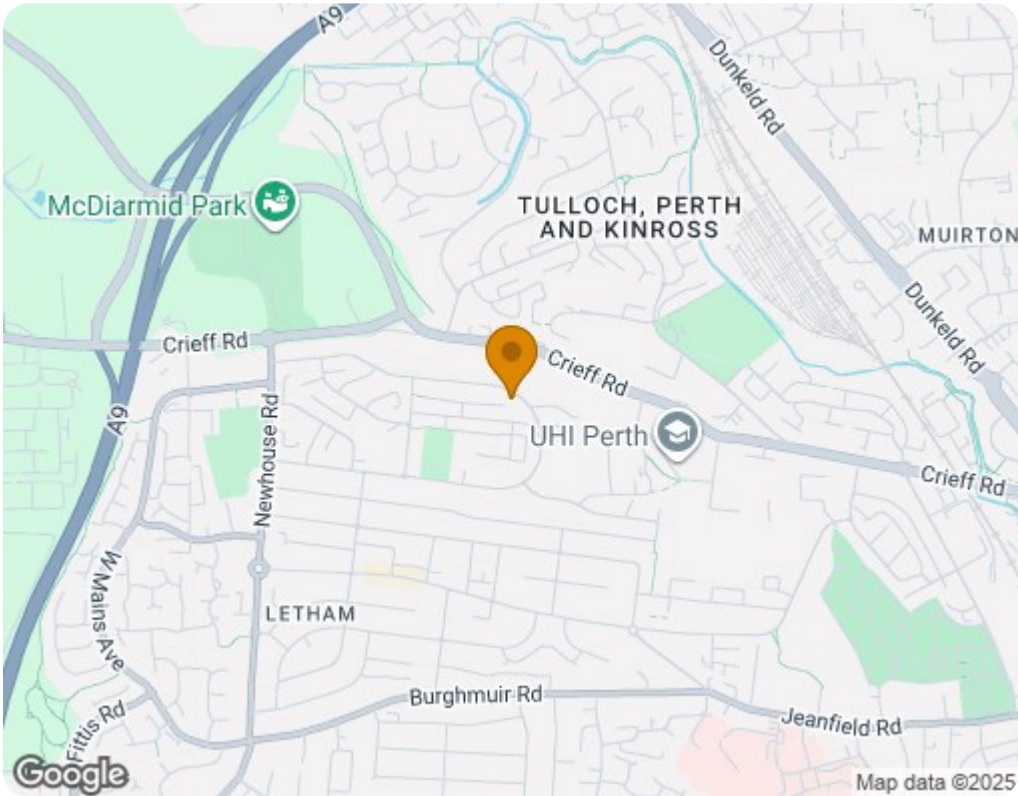


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1240546)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	72	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		