Simple Approach

Estate Agents







9 Braeside Gardens, Perth
PH1 1DB

Offers over £287,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

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Simple Approach are delighted to welcome to the market this large detached bungalow situated within the popular residential area of Braeside Gardens, Perth. This property has been looked after particularly well throughout the years and it offers excellent potential to create a spacious and comfortable family home tailored to the new owner's own taste and requirements.

The accommodation comprises a bright and welcoming lounge, kitchen, large separate utility room, dining room with patio doors facing out to a south facing garden, premium conservatory, three bedrooms and a shower room, with the added benefit of a useful floored attic space with a velux window providing excellent additional storage or potential for further use, subject to any necessary consents. Further benefits include gas central heating and double glazing. Externally, the property enjoys well-maintained garden grounds to both the front and rear, along with a private driveway and a garage with an electric door. The driveway also has a car port which is great for all seasons.

An excellent opportunity for families or buyers looking for a spacious detached bungalow with plenty of potential in a very desirable Perth location.

Lounge
17'7" x 12'4" (5.38 x 3.78)

Kitchen
12'4" x 9'1" (3.78 x 2.79)

Utility Room
5'9" x 11'8" (1.77 x 3.58)

Dining Room
11'9" x 14'6" (3.59 x 4.44)

Conservatory
9'6" x 9'6" (2.91 x 2.92)

Bedroom One
11'9" x 9'11" (3.60 x 3.04)

Bedroom Two
9'0" x 12'8" (2.76 x 3.87)

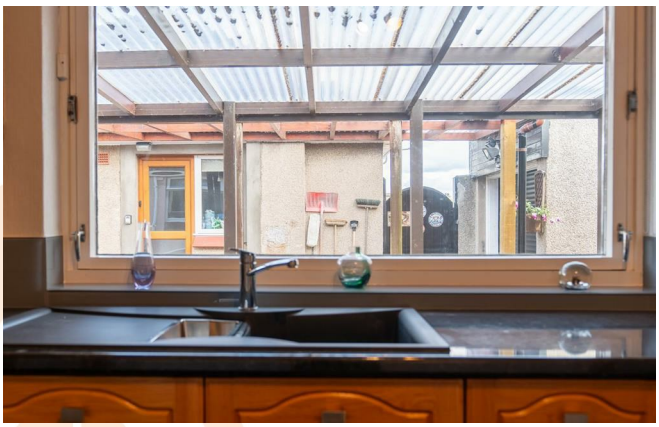
Bedroom Three
8'6" x 9'8" (2.61 x 2.97)

Family Shower room
6'2" x 5'7" (1.90 x 1.71)

Floored Attic Space
13'8" x 10'4" (4.17 x 3.16)

Garage
9'8" x 15'5" (2.97 x 4.72)









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- Detached Bungalow In A Very Desired Plot Of Braeside Gardens In Cherrybank, Perth
- Three Large Bedrooms
- Bright & Spacious Lounge
- Premium Conservatory With View Of The Front Garden
- Large Separate Dining Room
- Gas Central Heating & Double Glazing
- Driveway & Garage With Electric Door
- Sought After Location In A Quier Cul De Sac Corner Plot
- Large Dining Room With Patio Doors Leading Out To The South Facing Garden





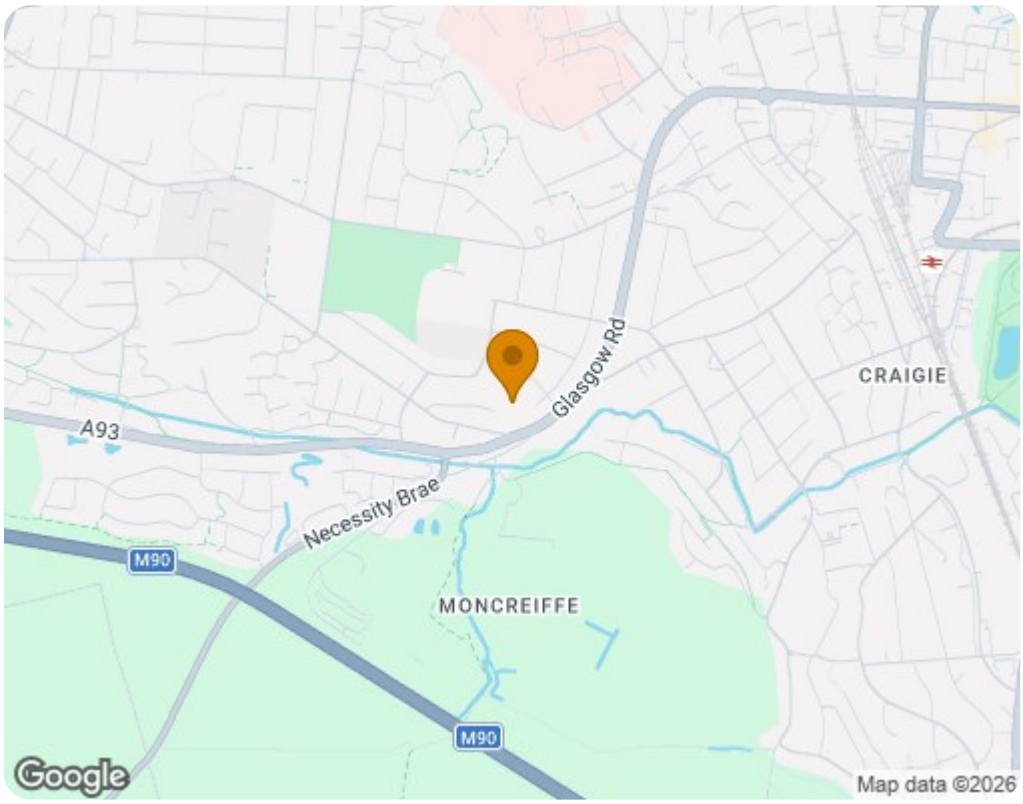


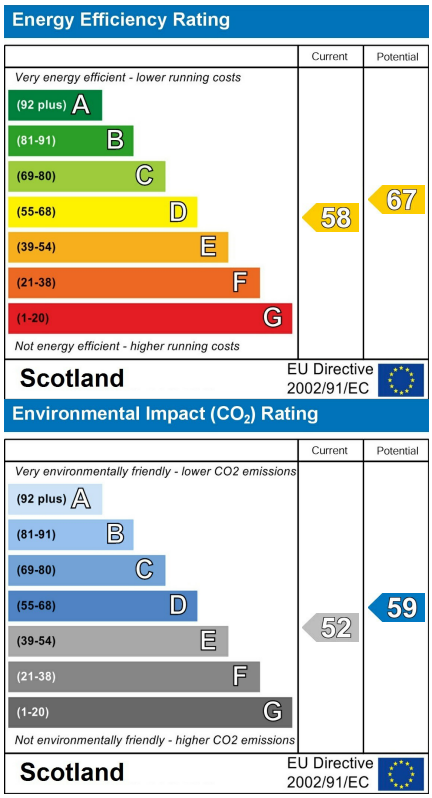


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Illustration for identification purposes only, measurements are approximate, not to scale. (ID1335902)





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