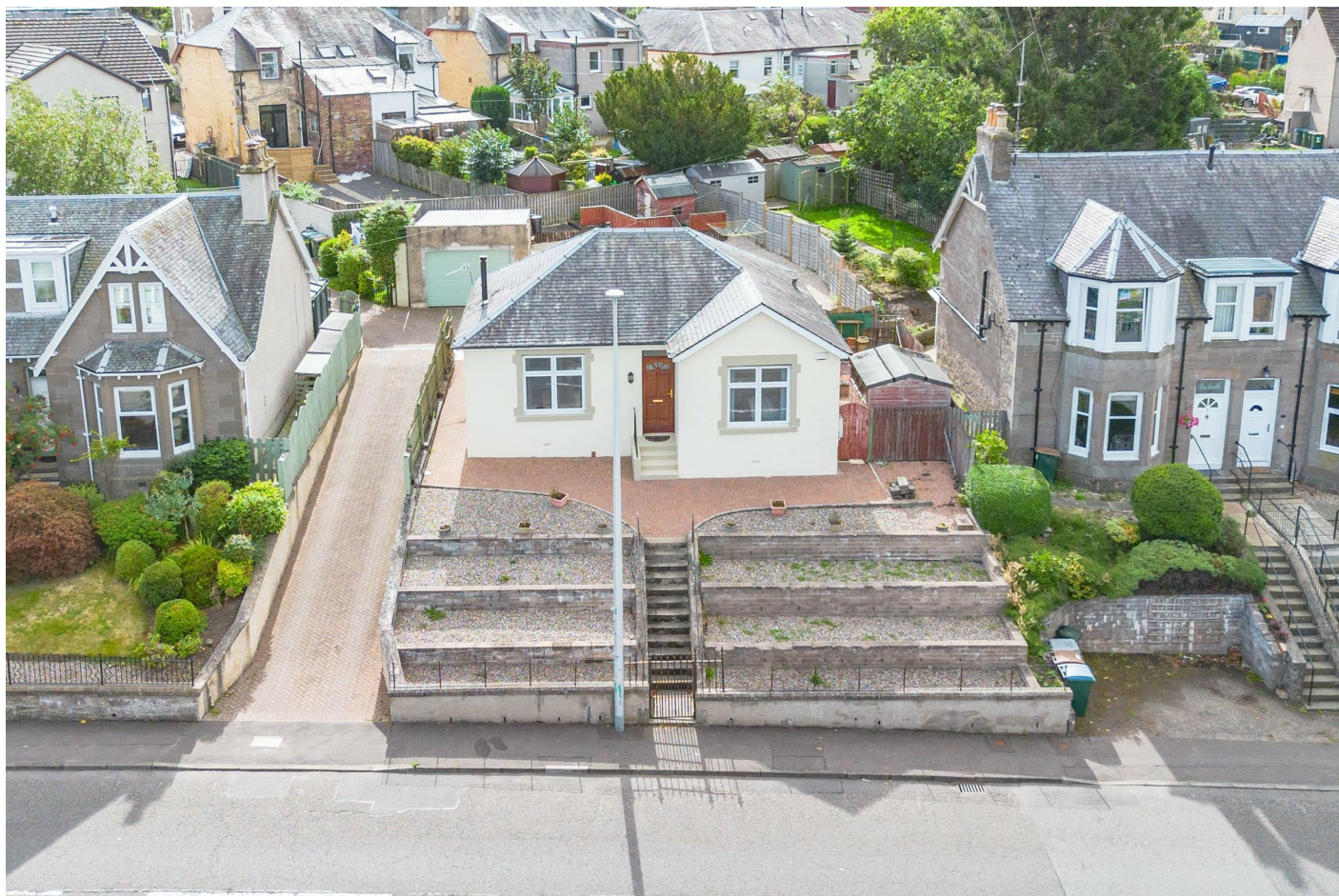


Simple Approach



**4 Letham Road, Perth
PH1 2AP**

Offers over £287,950

Simple Approach are delighted to welcome to the market this attractive detached bungalow, situated within a highly sought-after area of Perth. Offering bright, spacious and well-presented accommodation throughout, this lovely property is an excellent opportunity for those seeking a comfortable family home in a popular residential location.

The accommodation comprises a bright and welcoming lounge, a stylish kitchen, three generous bedrooms and a modern shower room. The property offers excellent living space throughout, with the accommodation ideally suited to a range of buyers. Externally, the property sits on a generous plot and benefits from a large private driveway providing ample off-street parking, along with a detached garage. The surrounding gardens provide excellent outdoor space and further enhance the appeal of this wonderful home. Located in a popular area of Perth, this property combines spacious accommodation with excellent outdoor space and convenient access to local amenities and transport links. Early viewing is highly recommended to fully appreciate what this fantastic bungalow has to offer.

Living Room

13'4" x 15'1" (4.07 x 4.61)

Kitchen

11'11" x 10'6" (3.65 x 3.21)

Master Bedroom

11'11" x 12'7" (3.65 x 3.86)

Bedroom Two

8'7" x 12'10" (2.64 x 3.92)

Bedroom Three

12'11" x 7'5" (3.94 x 2.27)

Shower Room

6'10" x 6'10" (2.10 x 2.09)

Vestibule

3'2" x 3'10" (0.99 x 1.18)

Garage

13'11" x 22'10" (4.25 x 6.96)





- Detached Bungalow
- Bright & Spacious Lounge
- Private Driveway & Detached Garage
- Highly Sought-After Perth Location
- Modern Kitchen
- Generous Plot
- Three Generous Bedrooms
- Excellent Family Home

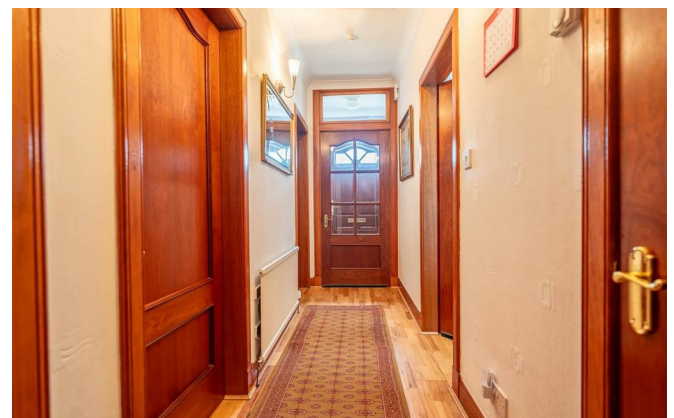
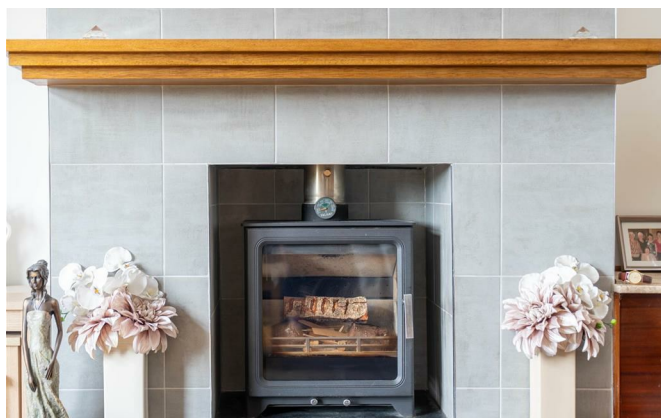
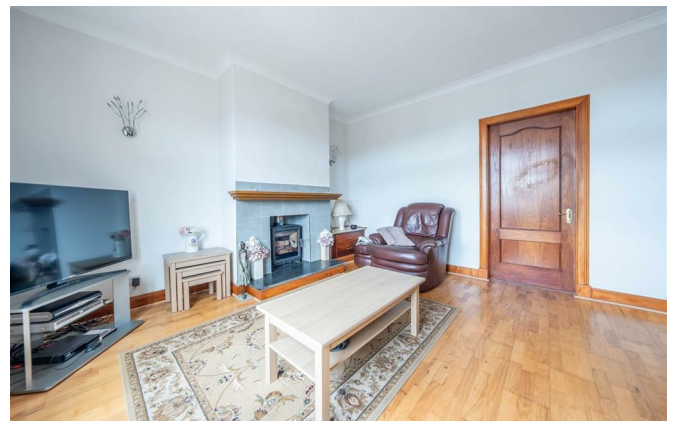
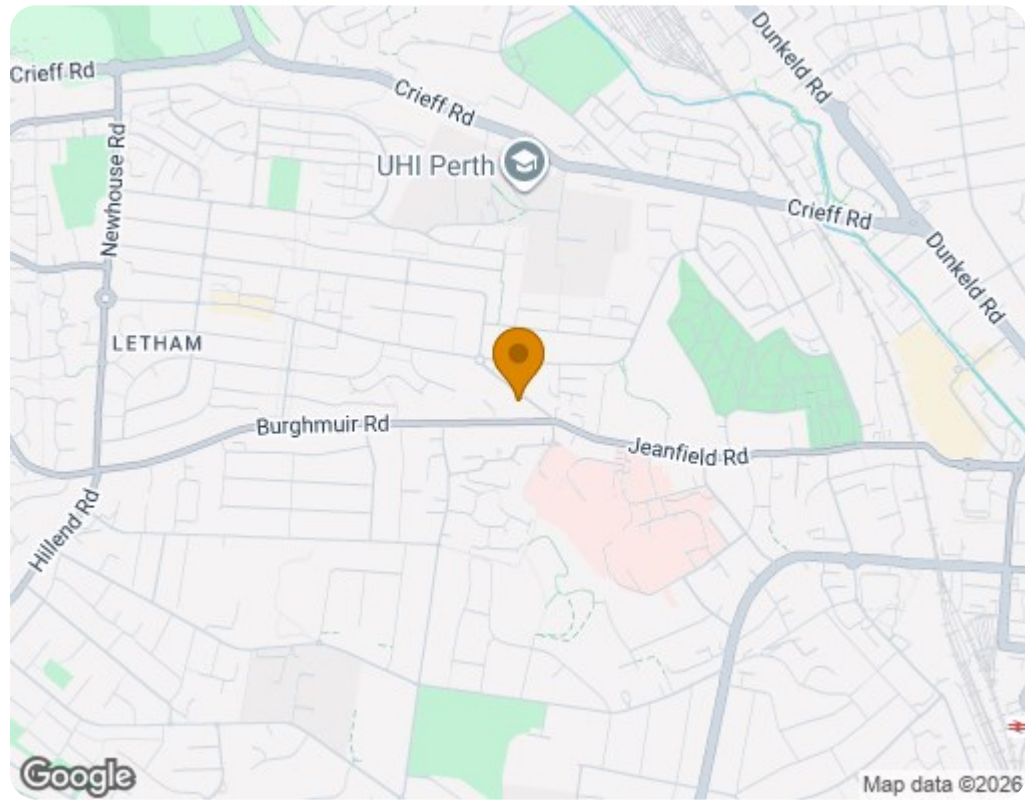




Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1333541)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(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	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		