

Simple Approach



6 Letham Road, Perth  
PH1 2AP

Offers over £249,950

This impressive three-bedroom semi-detached house on Letham Road, Perth, offers generous accommodation perfectly suited to modern family living. The ground floor features a bright and spacious lounge with large front-facing windows, a separate dining room ideal for family meals and entertaining, a well-equipped kitchen with ample storage, a practical utility room, and a convenient downstairs WC. Upstairs, the master bedroom benefits from its own ensuite shower room, while two further well-proportioned bedrooms and a family bathroom complete the layout.

The property is enhanced by gas central heating, double glazing, and an allocated parking space. To the rear, a large private garden provides an excellent outdoor space for relaxation, gardening and entertaining. Combining space, comfort, and practicality in a desirable location, this home represents an outstanding opportunity for families or professionals seeking a move-in-ready property in Perth. Viewing is essential to appreciate all that is on offer here at Letham Road, Perth.

**Lounge**

13'10" x 13'8" (4.22 x 4.17 )

**Dining Room**

10'7" x 13'3" (3.25 x 4.04)

**Kitchen**

18'9" x 6'3" (5.72 x 1.93 )

**Utility Room**

5'6" x 5'10" (1.68 x 1.79)

**Downstairs WC**

2'11" x 4'11" (0.90 x 1.51 )

**Bathroom**

9'0" x 8'8" (2.76 x 2.66)

**Bedroom One**

11'4" x 16'8" (3.47 x 5.10 )

**Ensuite Shower Room**

5'3" x 5'5" (1.61 x 1.66)

**Bedroom Two**

12'4" x 11'1" (3.76 x 3.38 )

**Bedroom Three**

10'6" x 6'5" (3.21 x 1.97)



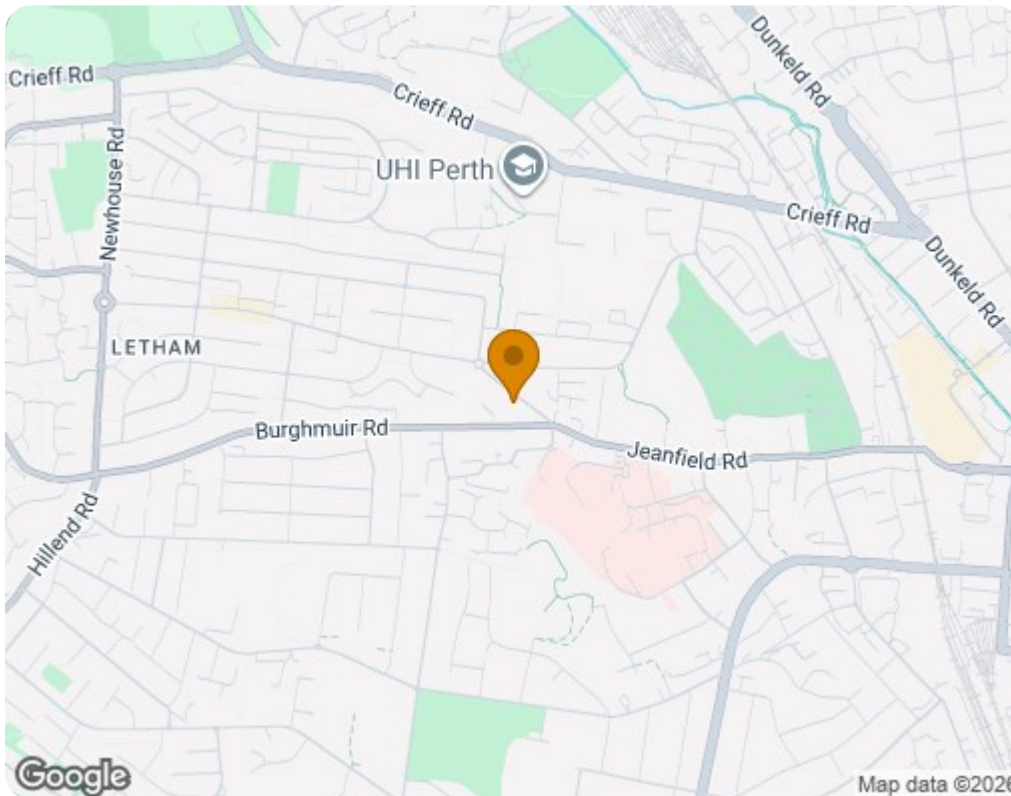


- Impressive Semi Detached House
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Three Bedrooms
- Dining Room
- Allocated Parking Space To The Front
- Master Ensuite Shower Room
- Practical Utility Room
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1240547)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		