

Simple Approach



Estate Agents



**50 Rannoch Road, Perth
PH1 2BU**

Offers over £117,950

Situated on Rannoch Road, Perth, this spacious semi-detached house offers generous accommodation arranged over two floors and provides an excellent opportunity for buyers looking to create a wonderful family home. The property benefits from well-proportioned rooms throughout, a practical layout and ample potential for cosmetic updating to suit individual tastes. Please note that this property is of non-traditional construction - speak with your mortgage advisor prior to viewing to avoid disappointment.

The accommodation comprises a bright front-facing lounge featuring a charming fire stove, creating a comfortable and welcoming living space. The kitchen offers a functional area with scope for modernisation, while the property further benefits from a shower room and three generous bedrooms, providing plenty of space for families, guests or those requiring a home office.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Externally, the property boasts a large private driveway to the front, providing ample off-street parking, along with a private rear garden offering a great outdoor space to enjoy and personalise.

With its spacious layout, desirable features and fantastic potential, this semi-detached home presents an exciting opportunity for buyers seeking a property they can put their own stamp on, in a popular Perth location.

*** Important Information *** :

Lounge
15'1" x 10'3" (4.61 x 3.14)
The property is of non-traditional construction, known as Whitson Fairhurst. Prospective purchasers should be aware that some lenders may not consider this type of property suitable for mortgage purposes. Appropriate enquiries should be made with your chosen lender or mortgage advisor prior to proceeding with a purchase.

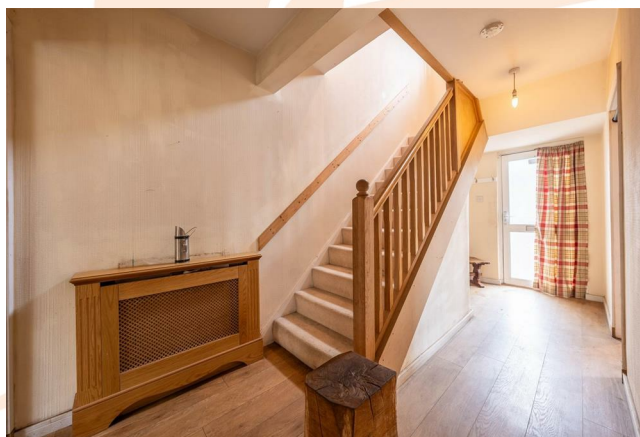
Kitchen
14'9" x 9'6" (4.51 x 2.90)

Shower Room
6'11" x 6'1" (2.13 x 1.87)

Master Bedroom
10'10" x 15'0" (3.32 x 4.59)

Bedroom Two
10'9" x 10'10" (3.30 x 3.31)

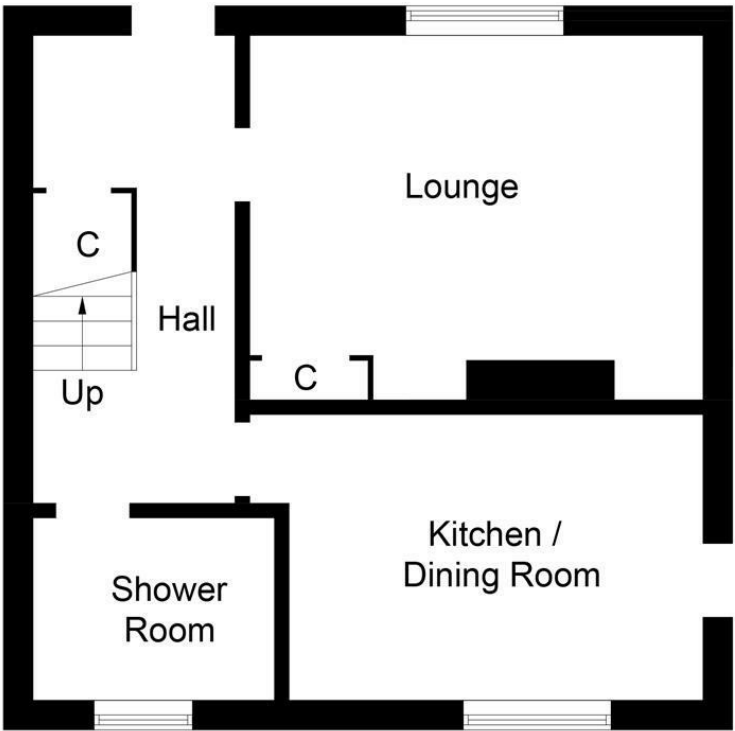
Bedroom Three
11'0" x 10'10" (3.36 x 3.32)



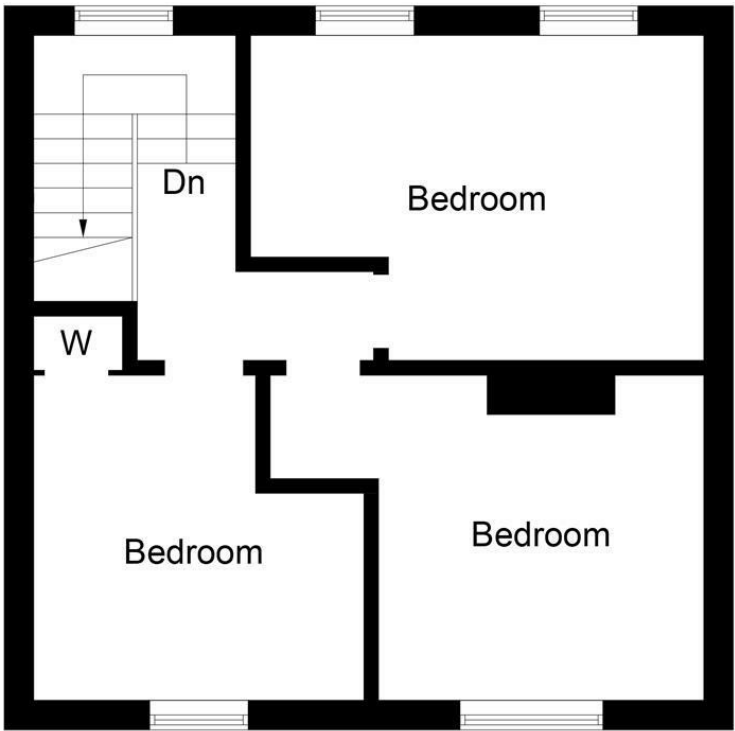


- Spacious Semi Detached House Over Two Floors
- Bright Front Facing Lounge With Fire Stove
- Three Generous Bedrooms
- Large Private Driveway Providing Ample Parking
- Ample Potential For Modernisation
- Gas Central Heating & Double Glazing
- Large Workshop Shed With Electric

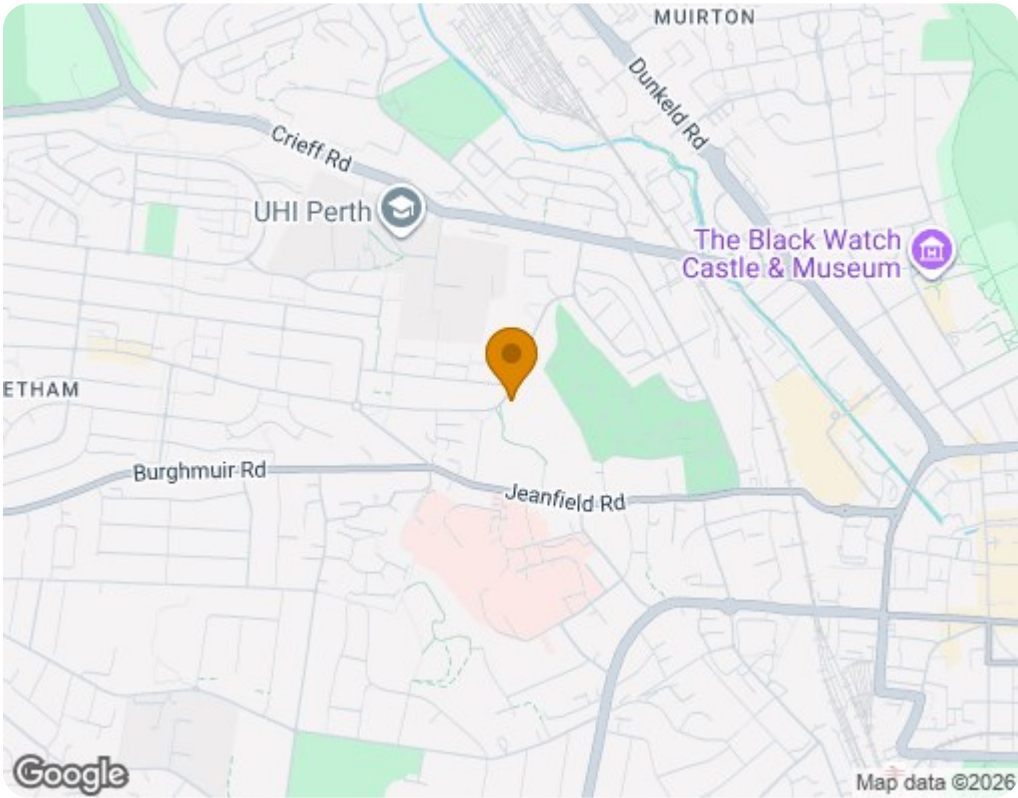




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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		