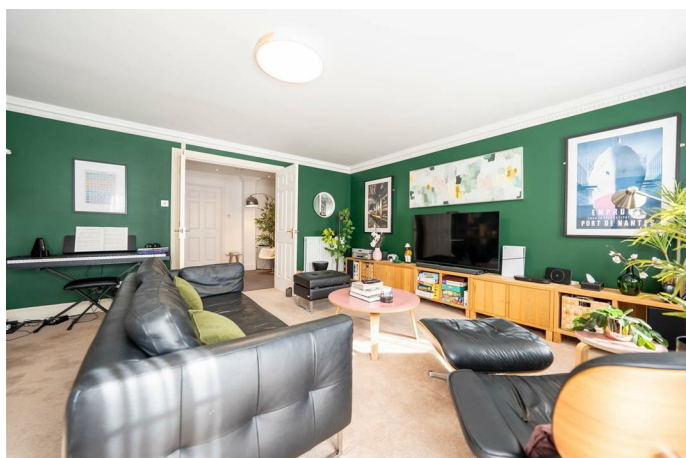


Simple Approach



14 Graybank Road, Perth  
PH2 0GZ

Offers over £357,950

Set within the highly desirable Graybank Road in Perth, this beautifully presented townhouse offers stylish and spacious living across three well-designed floors, making it an ideal home for modern family life.

The ground floor welcomes you with a bright and contemporary open plan kitchen and dining area, thoughtfully laid out to create the perfect space for both everyday living and entertaining. Patio doors flood the room with natural light and provide direct access to the private rear garden, seamlessly blending indoor and outdoor living. A convenient downstairs WC completes the ground level.

On the first floor, the property continues to impress with a generously proportioned, light-filled lounge - an inviting space to relax. This level also hosts the stunning master bedroom, which benefits from a sleek and stylish ensuite bathroom.

The top floor offers excellent versatility, comprising three further well-sized bedrooms. One bedroom enjoys its own ensuite shower room, while another is currently utilised as a home office—ideal for remote working or study. A chic family bathroom, complete with a shower over the bath, serves this floor.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Externally, the property boasts a private driveway and an integral garage, providing ample parking and additional storage.

This is a fantastic opportunity to acquire a modern, move-in-ready home in a sought-after location, offering both space and style in equal

**Kitchen**

15'7" x 16'8" (4.76 x 5.10)

**Downstairs WC**

7'0" x 3'0" (2.15 x 0.93)

**Lounge**

16'8" x 15'10" (5.09 x 4.84)

**First Floor Landing**

10'9" x 8'0" (3.30 x 2.45)

**Master Bedroom (First Floor)**

16'2" x 10'9" (4.95 x 3.30)

**Ensuite**

8'11" x 5'6" (2.73 x 1.70)

**Bedroom Two**

15'5" x 10'5" (4.72 x 3.18)

**Ensuite**

5'11" x 7'5" (1.82 x 2.28)

**Bedroom Three**

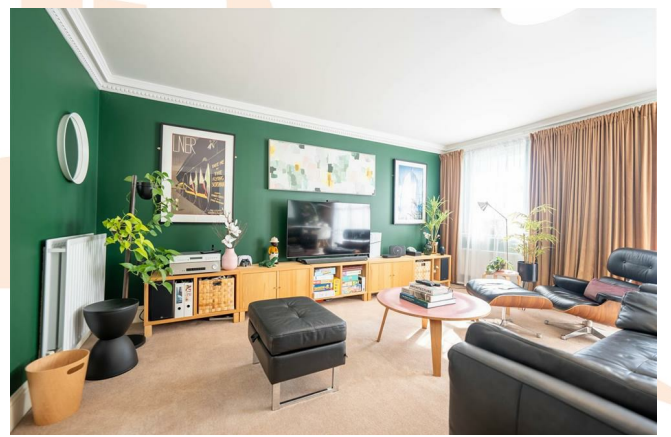
12'11" x 9'2" (3.95 x 2.81)

**Bedroom Four / Office**

13'3" x 7'3" (4.06 x 2.21)

**Family Bathroom**

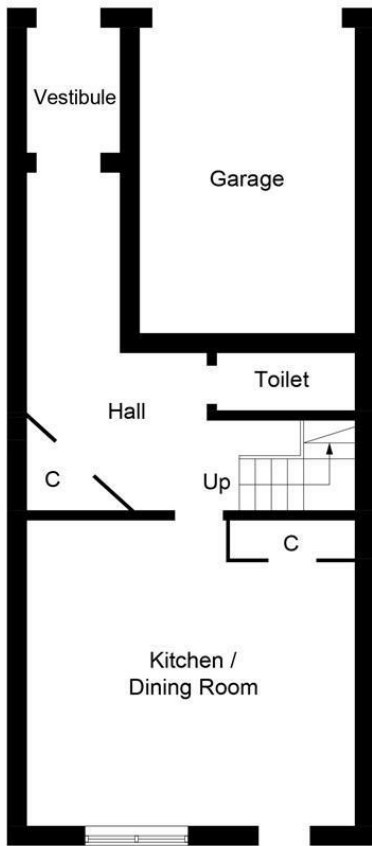
7'9" x 6'8" (2.38 x 2.05)



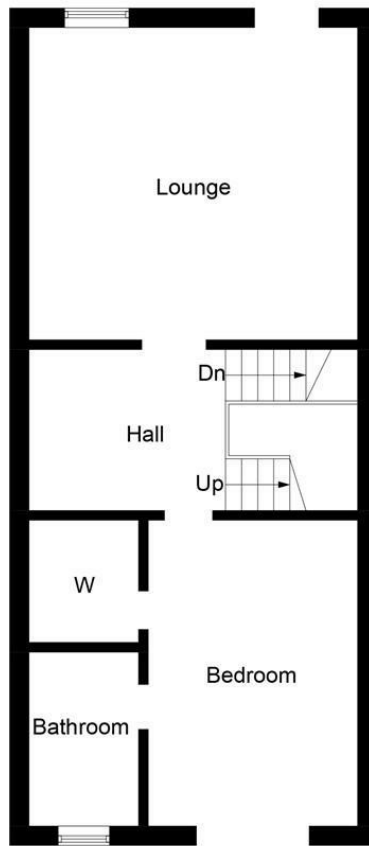


- Unique Townhouse Style House
- Four Generous Bedrooms
- Two Ensuite Bathroom / Shower Rooms
- Open Plan Kitchen / Dining Area
- Bright Front Facing Lounge
- Highly Sought After Location
- Internal Garage & Private Driveway
- Private Rear Garden

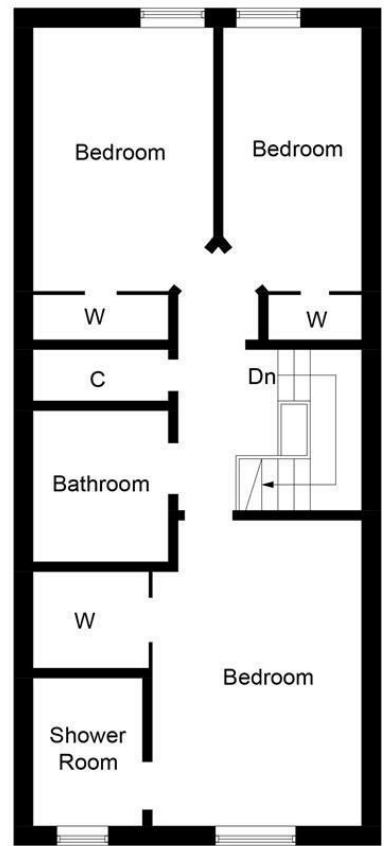




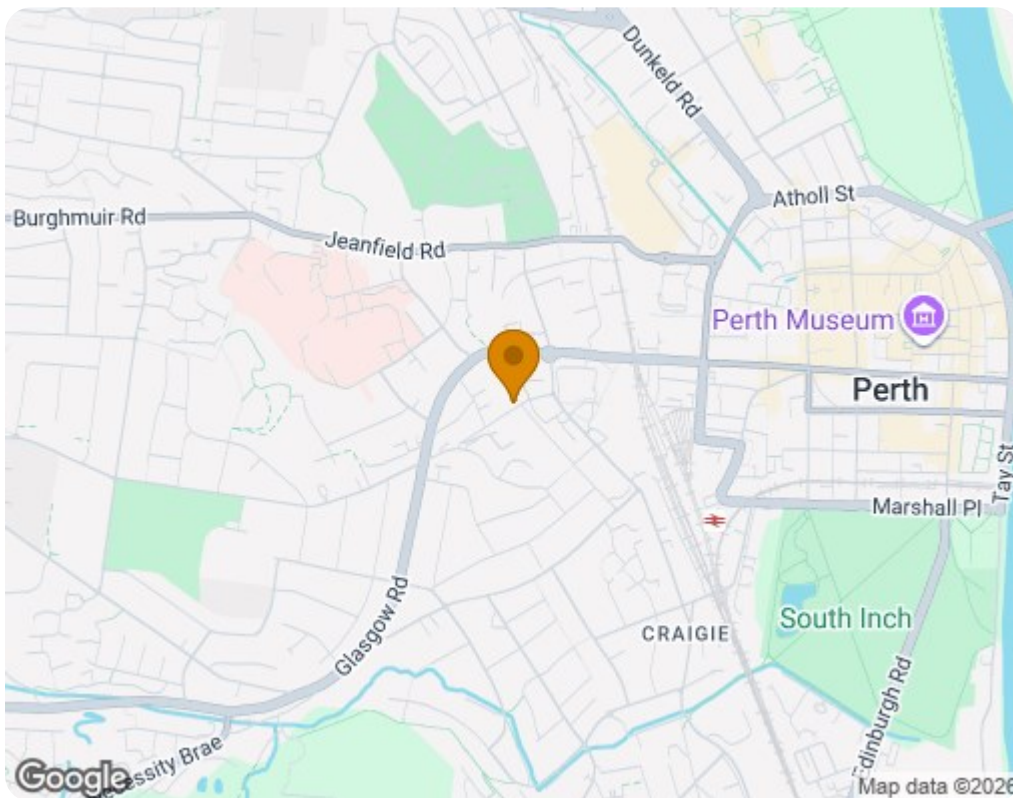
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		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
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	