

Simple Approach



**6 Rona Court, Perth
PH1 3DB**

Offers over £132,950

Welcome to this charming house located in the desirable Rona Court, Perth. This delightful property features two spacious double bedrooms, perfect for families or those seeking extra room for guests or a home office. The bright lounge offers a welcoming space to relax and entertain, filled with natural light that enhances the inviting atmosphere.

The house boasts a well-maintained bathroom and benefits from gas central heating, ensuring warmth and comfort throughout the year. One of the standout features of this property is the private rear garden, which is not only easily maintained but also offers stunning views, making it an ideal spot for outdoor relaxation or gatherings with friends and family.

Situated in a sought-after location, this home is conveniently close to excellent transport links and local amenities, providing easy access to everything you need for daily living. Additionally, ample resident parking is available, adding to the convenience of this lovely property.

This house presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this delightful property your own.

Lounge

11'8" x 17'11" (3.58 x 5.47)

Kitchen

11'10" x 8'9" (3.61 x 2.69)

Bedroom One

13'1" x 2'2" (4.01 x 0.68)

Bedroom Two

8'10" x 15'1" (2.70 x 4.62)

Shower Room

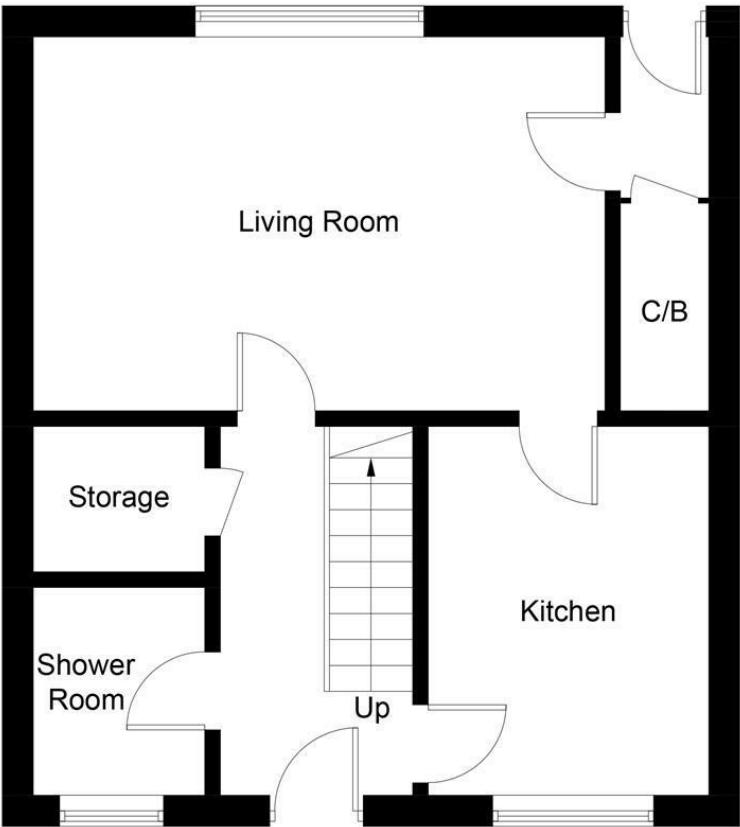
5'5" x 6'9" (1.66 x 2.07)



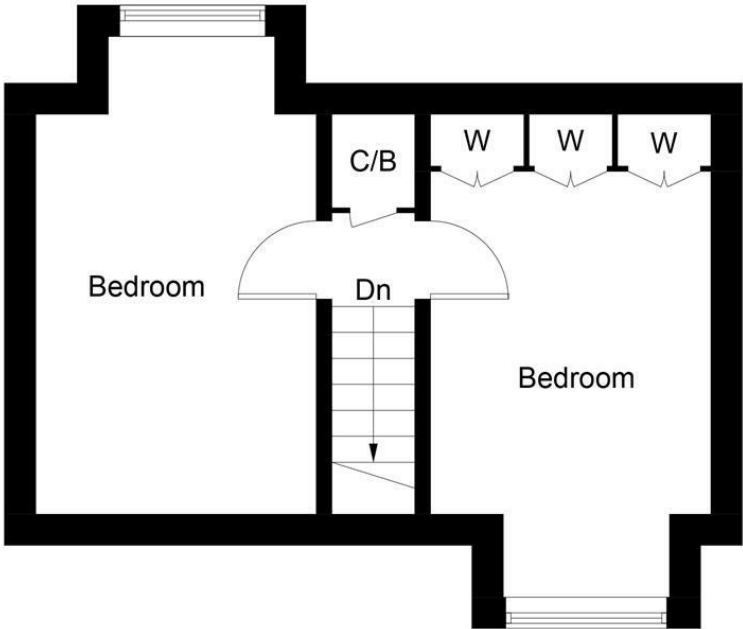


- Two Spacious Double Bedrooms
- Easily Maintained Rear Garden
- Close To Great Transport Links And Local Amenities
- Bright Spacious Lounge
- Highly Sought After Location
- Think this might be the property for you? Contact our mortgage team to discuss your options!
- Gas Central Heating & Double Glazing
- Ample Residential Parking



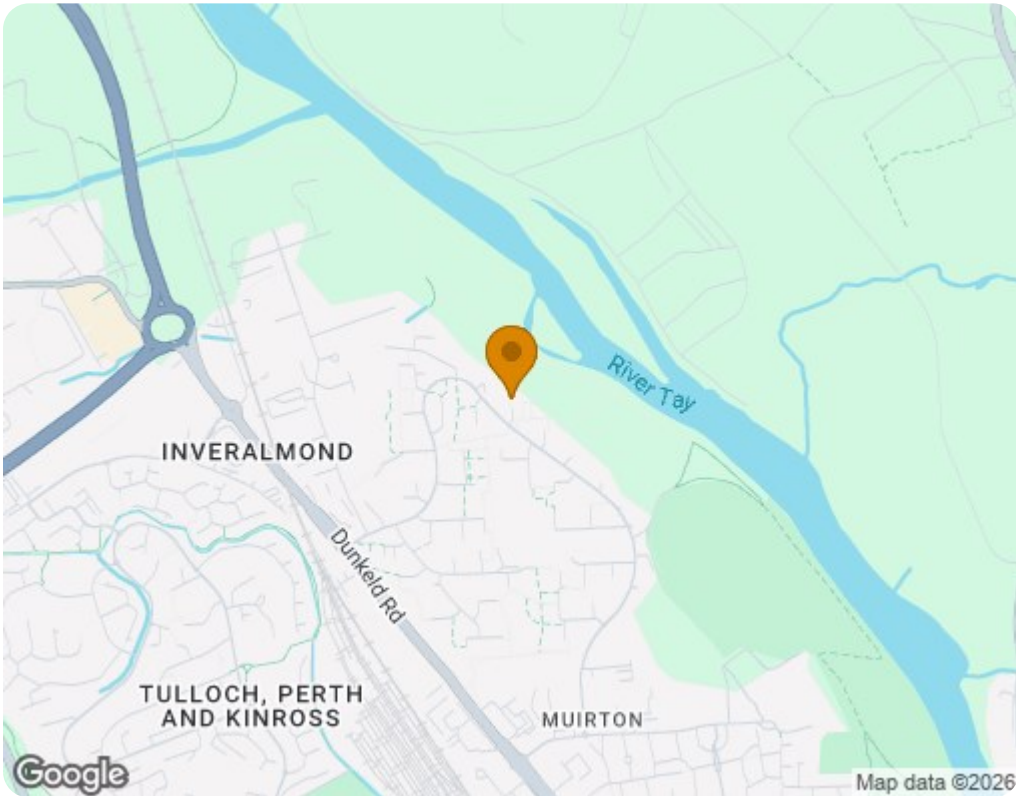


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1294360)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	74	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		