

Simple Approach



**27 Jeanfield Road, Perth
PH1 1PG**

Offers over £244,950

Simple Approach is delighted to present this stunning property in Jeanfield Road, Perth, this charming semi-detached house is an ideal family home. With four well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property offers ample space for family living. The additional three bedrooms are bright and spacious, perfect for children or guests.

The heart of the home features a welcoming reception room, providing a comfortable space for relaxation and entertaining. The well-presented bathrooms ensure convenience and style, catering to the needs of a busy family. Gas heating throughout the property guarantees warmth and comfort during the colder months.

Outside, the property boasts generous enclosed front and rear gardens, offering a safe and private area for children to play or for family gatherings. The private driveway adds to the convenience, providing off-street parking for your vehicles.

This delightful home is not only well-presented but also situated in a desirable location, making it a perfect choice for families looking to settle in a friendly community. With its combination of space, comfort, and a lovely garden, this property is sure to appeal to those seeking a welcoming family environment. Don't miss the opportunity to make this house your home.

Kitchen
19'2" x 13'9" (5.85 x 4.21)

Lounge
15'0" x 13'8" (4.59 x 4.18)

Good Size Cupboard
4'9" x 3'10" (1.47 x 1.18)

Bedroom Three (Downstairs)
12'11" x 11'7" (3.96 x 3.54)

Bedroom Four (Downstairs)
12'9" x 10'9" (3.89 x 3.28)

Downstairs WC
4'9" x 2'7" (1.47 x 0.80)

Family Bathroom (Downstairs)
11'8" x 5'7" (3.58 x 1.71)

Master Bedroom
19'9" x 12'2" (6.04 x 3.71)

En-suite Shower Room
6'11" x 6'6" (2.12 x 1.99)

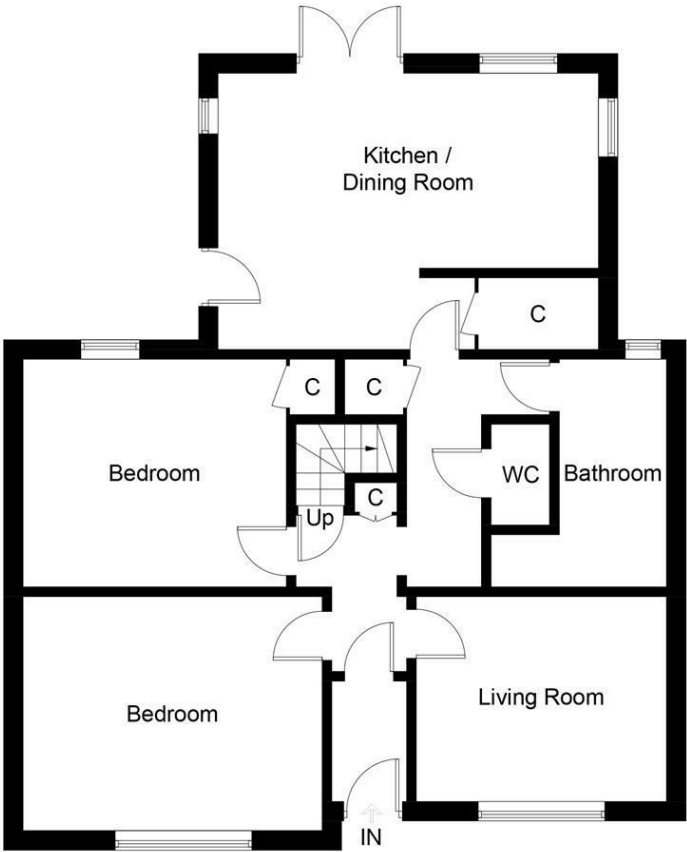
Bedroom Two
20'11" x 12'0" (6.40 x 3.67)



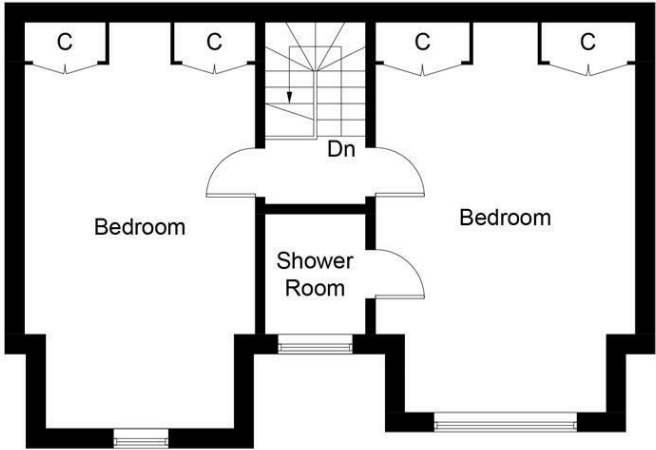


- Semi-Detached Family Home
- Bright & Welcoming Lounge
- Private Driveway
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Master Bedroom With En Suite
- Spacious Accommodation Throughout
- Gas Heating & Double Glazing
- Additional Three Spacious Bedrooms
- Enclosed Front & Rear Garden
- Highly Sought After Location



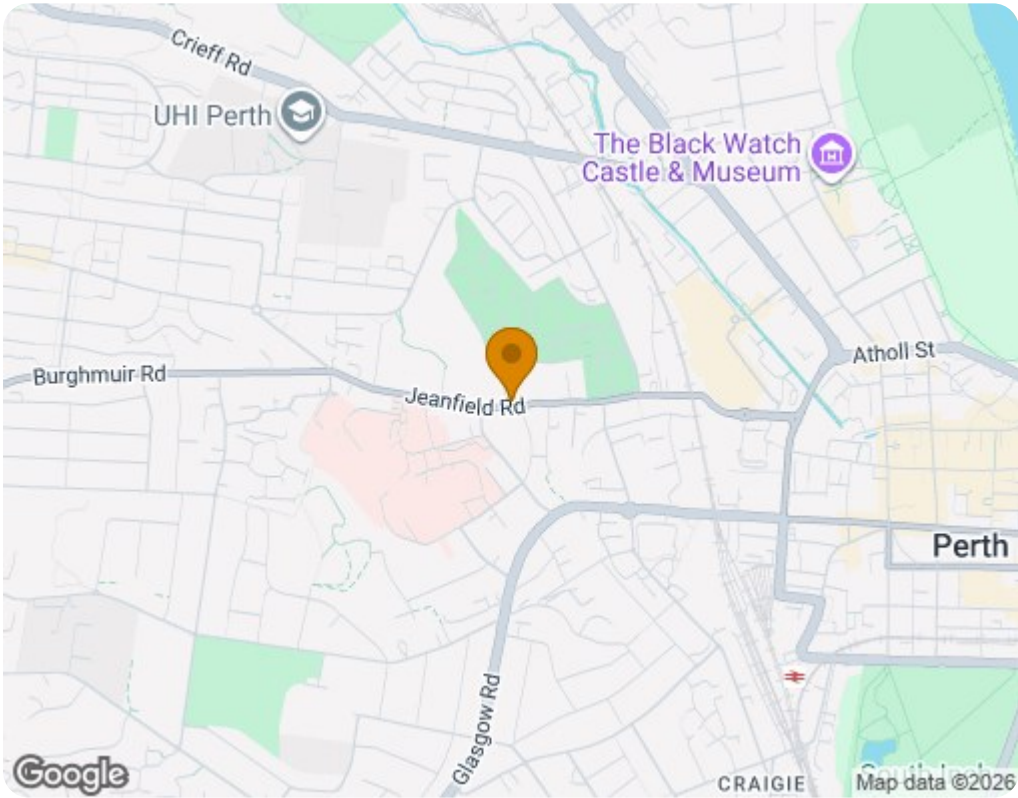


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329226)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	76
(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		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		