

Simple Approach



Estate Agents



69 Struan Road, Perth
Perthshire PH1 2NN

Offers over £158,950

This beautifully presented semi-detached house on Struan Road offers modern living in a highly sought-after Perth location. The property features a bright and spacious lounge, perfect for relaxing or entertaining, and a contemporary fitted kitchen complete with a stylish breakfast bar feature, providing an ideal space for casual dining. Upstairs, there are three well-proportioned bedrooms alongside a modern, stylish bathroom, creating a home that is both practical and inviting.

Further benefits include gas central heating, double glazing, and a private driveway offering convenient off-street parking. To the rear, a private enclosed garden provides a safe and peaceful outdoor retreat, ideal for families or those who enjoy spending time outdoors. Set within a desirable residential area, close to local amenities, schools, and excellent transport links, this property represents an outstanding opportunity for families and first-time buyers alike. Viewing is essential to appreciate the fantastic home on offer here at Struan Road, Perth.

Lounge

12'8" x 11'10" (3.88 x 3.63)

Kitchen

6'9" x 17'5" (2.06 x 5.31)

Bedroom One

9'9" x 9'9" (2.98 x 2.99)

Bedroom Two

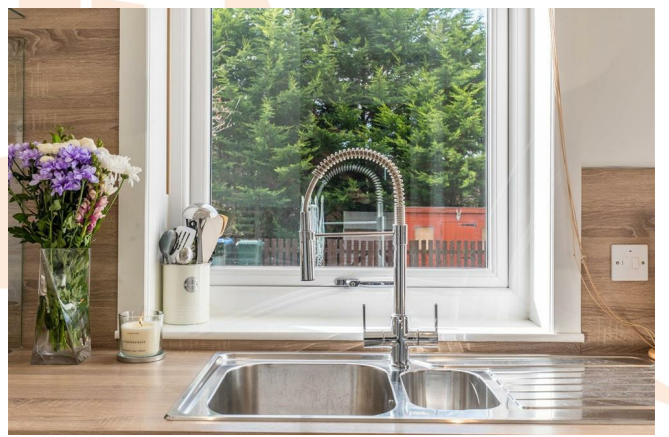
8'0" x 10'11" (2.46 x 3.35)

Bedroom Three

9'8" x 4'1" (2.97 x 1.26)

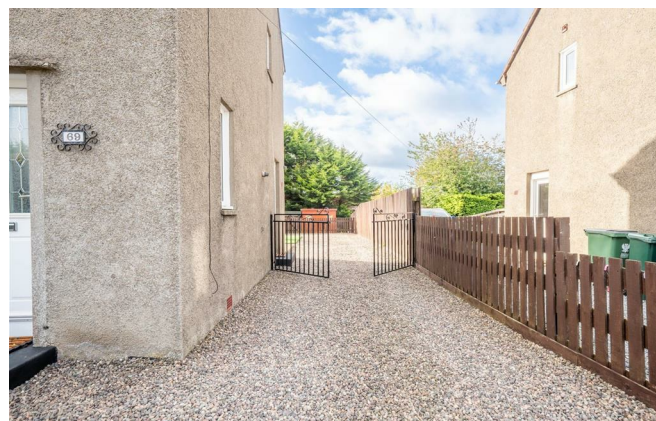
Family Bathroom

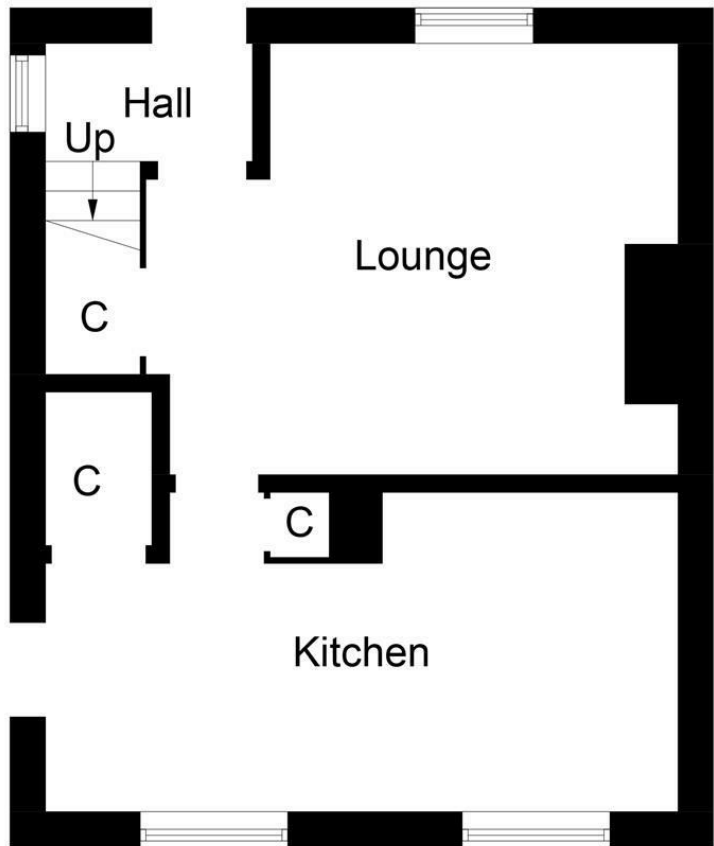
5'4" x 6'1" (1.65 x 1.87)



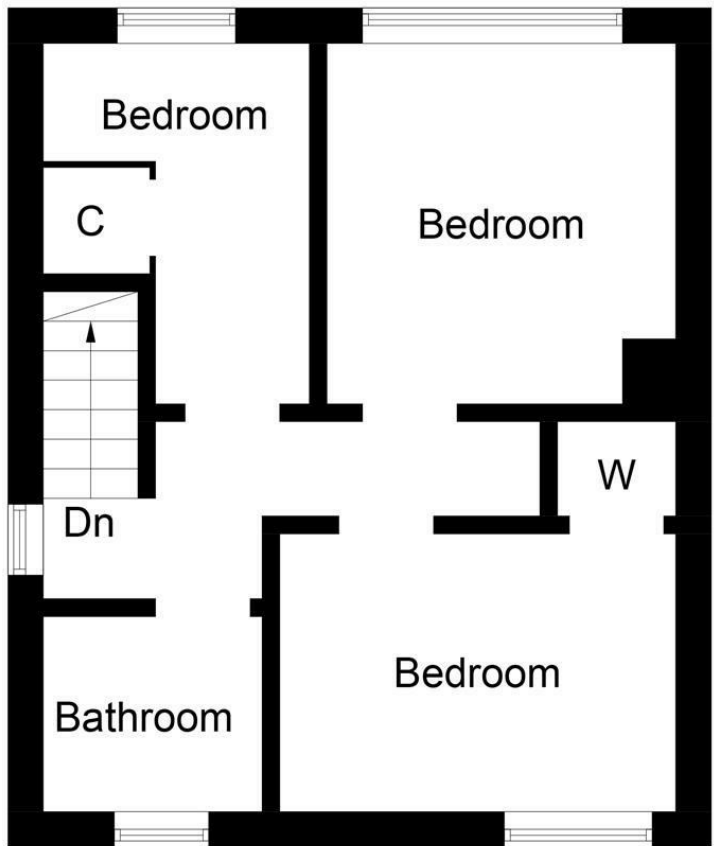


- Semi Detached House
- Bright & Spacious Lounge
- Private Rear Garden
- Three Generous Bedrooms
- Modern Fitted Kitchen
- Large Private Driveway
- Highly Sought After Location
- Gas Central Heating & Double Glazing

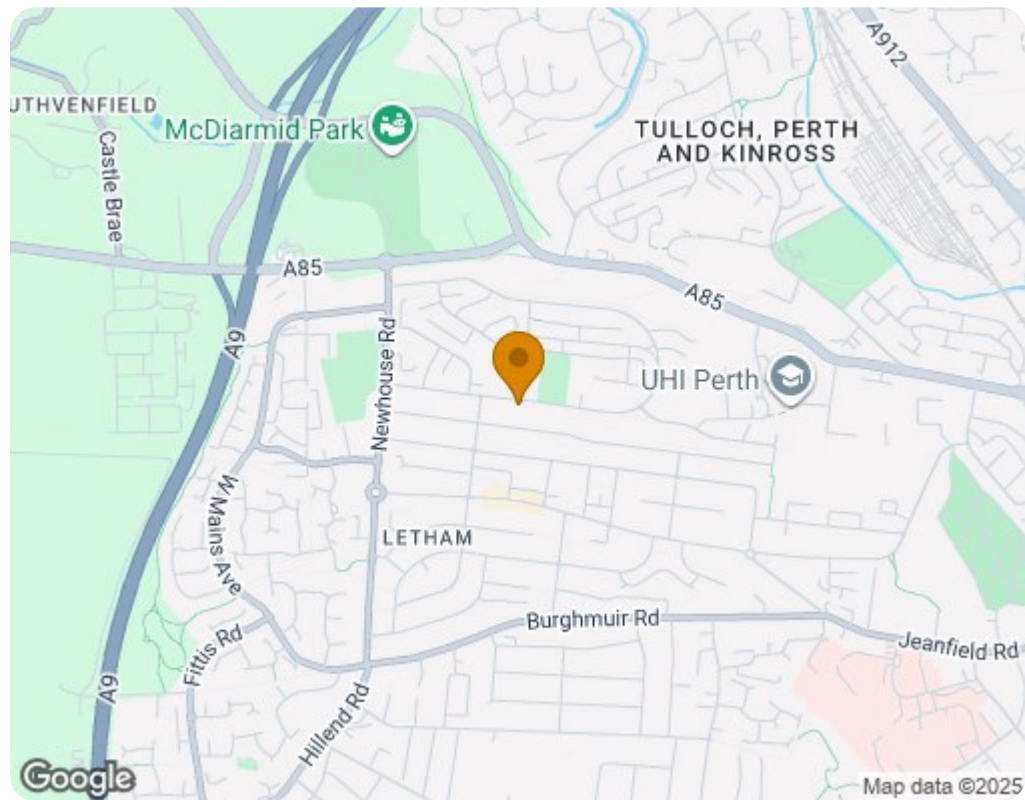




Ground Floor



First Floor



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