Simple Approach

Estate Agents

12 Auld Mart Road, Perth
PH1 3HD

Offers over £295,000

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

12 Auld Mart Road, Perth, PH1 3HD

Simple Approach are delighted to welcome this beautifully presented detached family home on Auld Mart Road, Perth, to the residential market. Offered in true move-in condition throughout, this impressive property provides generous and versatile accommodation across two spacious floors, making it the ideal purchase for growing families or those seeking a modern home in a sought-after location.

The accommodation comprises a bright and welcoming front-facing lounge, offering the perfect space to relax and unwind. To the rear of the property is a contemporary kitchen/dining area, thoughtfully designed to provide an excellent space for both everyday family living and entertaining guests. A practical utility room and convenient downstairs WC further enhance the functionality of the ground floor.

Upstairs, the property enjoys four generously sized bedrooms, all offering comfortable accommodation. The spacious principal bedroom benefits from its own stylish en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

The home is warmed by gas central heating and benefits from double glazing throughout, ensuring comfort and energy efficiency all year round.

Externally, the property continues to impress with a private driveway leading to an integral garage, providing excellent off-street parking and additional storage space. To the rear, the well-maintained private garden offers a fantastic outdoor space for families, outdoor seating, or entertaining.

This fantastic detached home combines spacious living, modern comforts and excellent presentation throughout, making it a superb opportunity for a wide range of buyers. Early viewing is highly recommended to appreciate the quality and space on offer.

Lounge
9'11" x 17'2" (3.03 x 5.23)

Kitchen
9'7" x 16'0" (2.94 x 4.90)

Utility Room
6'5" x 5'1" (1.96 x 1.57)

Downstairs WC
3'8" x 6'5" (1.13 x 1.97)

Master Bedroom
9'6" x 11'7" (2.90 x 3.55)

Ensuite Shower Room
6'0" x 4'10" (1.84 x 1.48)

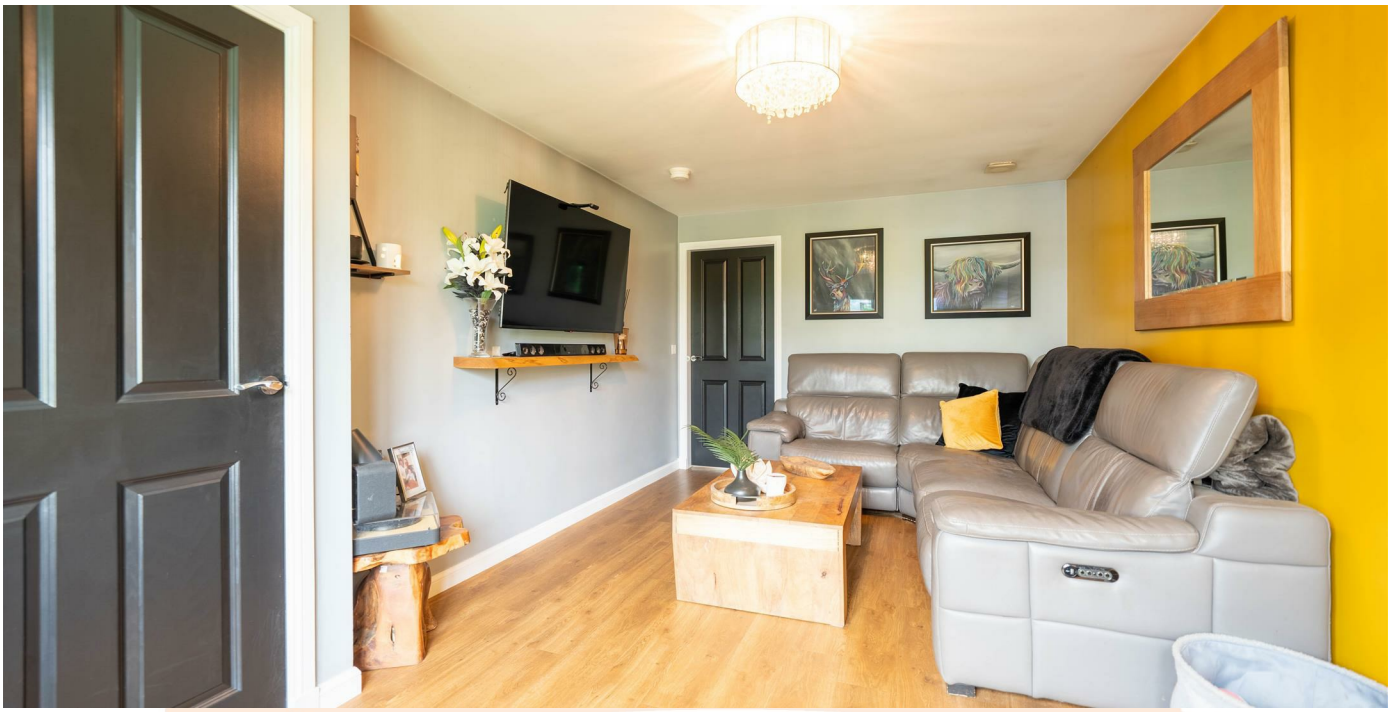
Bedroom Two
8'11" x 13'0" (2.73 x 3.97)

Bedroom Three
7'0" x 9'5" (2.14 x 2.88)

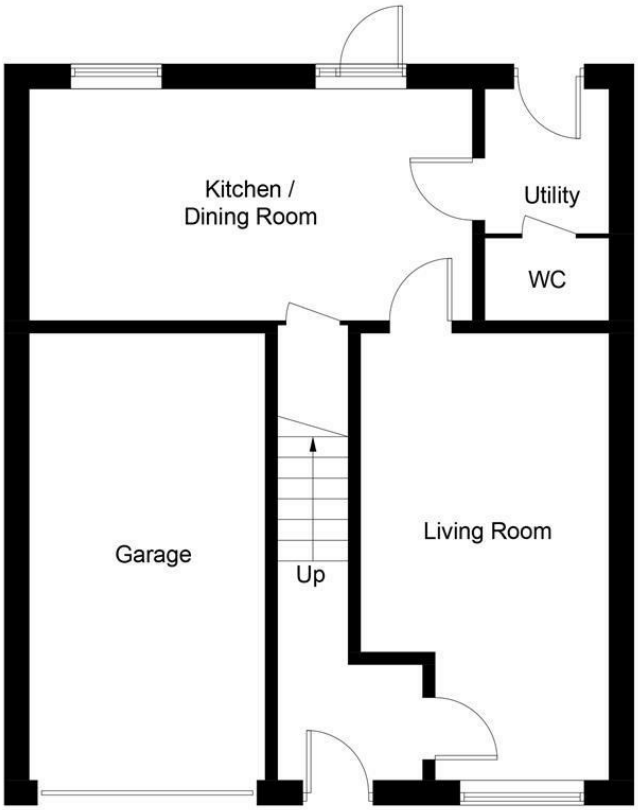
Bedroom Four
7'7" x 10'3" (2.32 x 3.13)

Family Bathroom
5'6" x 6'11" (1.70 x 2.11)

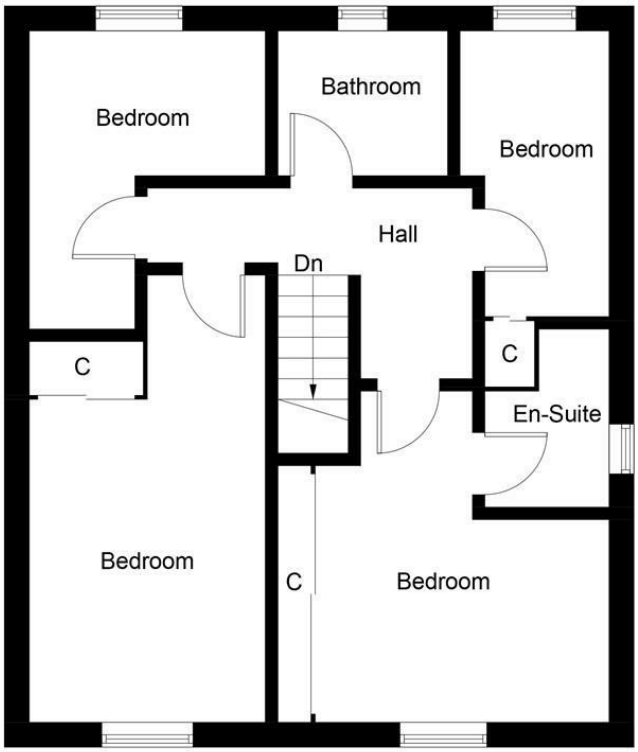
01738 827864



- Immaculately Presented Detached Family Home
- Four Generous Bedrooms & A Master Ensuite
- Private Driveway Providing Off-Street Parking
- Sought-After Residential Location On Auld Mart Road, Perth
- Bright And Spacious Front-Facing Lounge
- Spacious Accommodation Across Two Floors
- Move-In Condition Throughout
- Modern Kitchen/Dining Area Ideal For Family Living with a Seperate Utility Room
- Gas Central Heating & Double Glazing



Ground Floor



First Floor

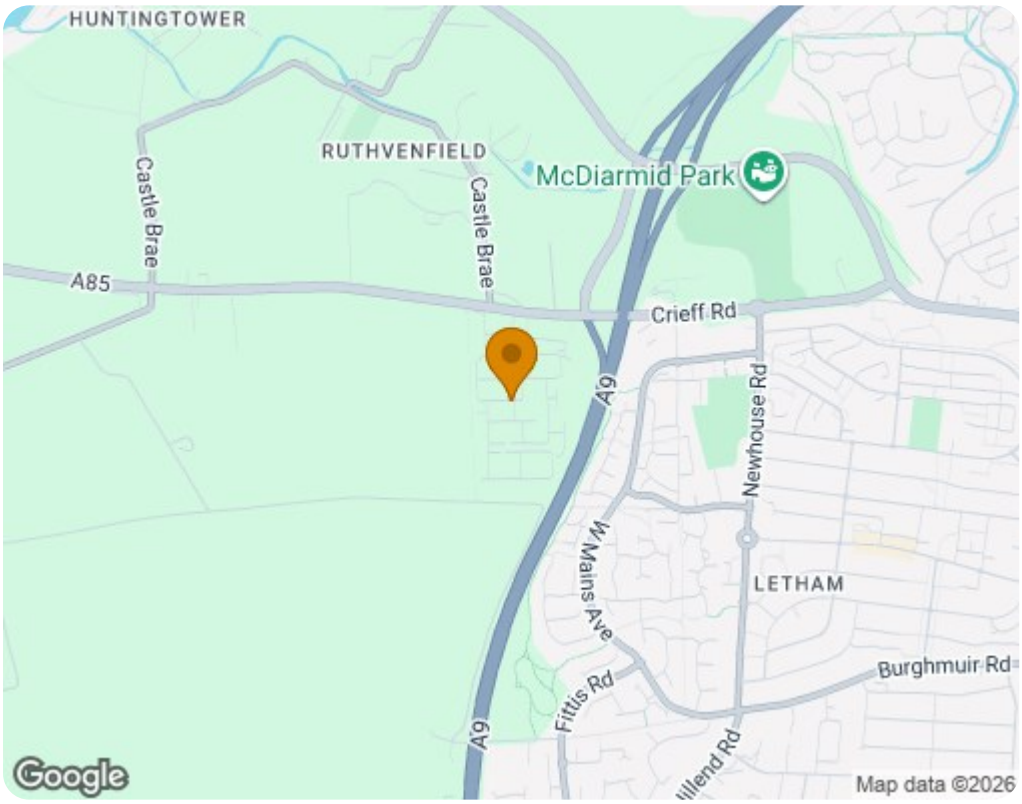
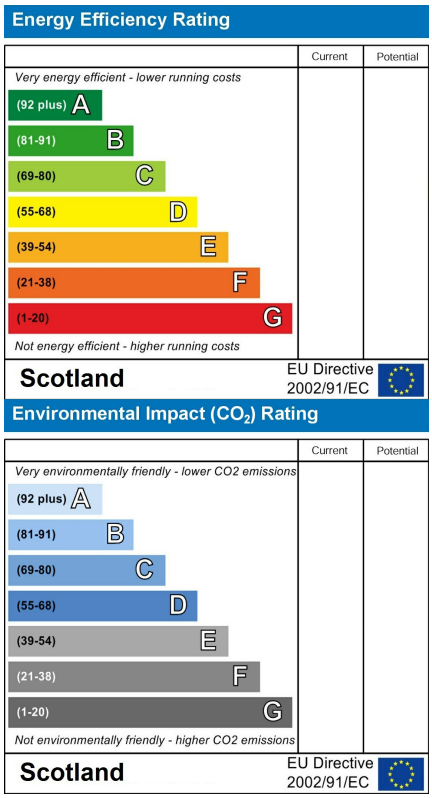



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313498)