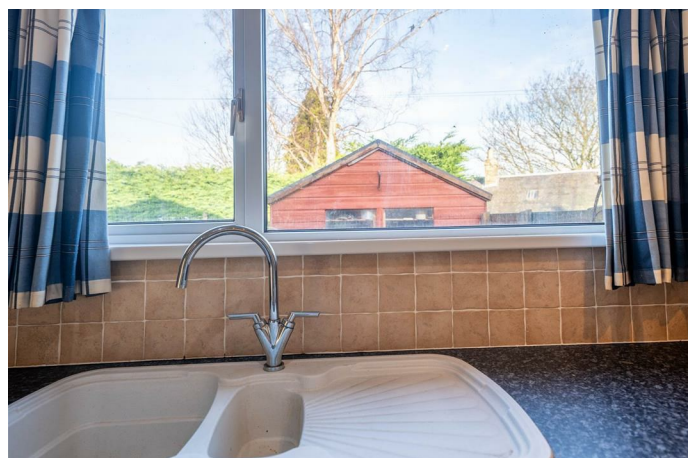


Simple Approach



Estate Agents



**6 Front Row, Perth  
PH2 9NB**

**Offers over £166,950**



This delightful property is located in a peaceful and sought-after location in Aberargie, offering the perfect blend of comfort and charm. The home features a bright and welcoming lounge, ideal for relaxing or entertaining, and a well-appointed kitchen that provides a functional and homely space for everyday living.

The accommodation comprises two generous bedrooms and a family bathroom, providing comfortable living for couples, small families, or those looking to downsize. The property benefits from oil-fired central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Externally, the house boasts a private driveway and a private rear garden, offering both convenience and outdoor space for leisure or gardening. This property presents an excellent opportunity to acquire a charming home in a tranquil location, with potential to add your own personal touches.

In the Property Questionnaire it mentions Property Subsidence this was noted by the client to the extension of the property in 2024 with work being carried out and completed in 2025 - our client has the full paperwork for these works that was completed.

**Lounge**

15'10" x 16'4" (4.84 x 4.99)

**Kitchen**

13'1" x 12'8" (4.01 x 3.87)

**Bedroom One**

14'11" x 12'9" (4.56 x 3.90)

**Bedroom Two**

6'10" x 11'8" (2.09 x 3.57)

**Bathroom**

8'3" x 5'6" (2.54 x 1.68)

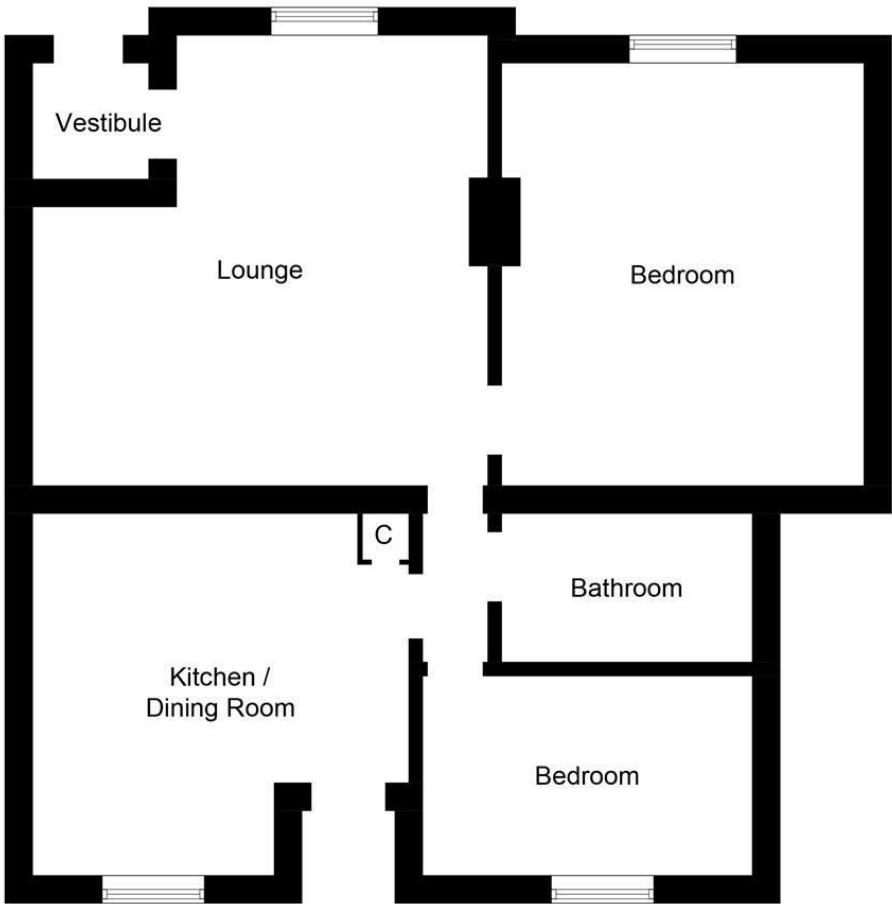




- Charming mid terraced cottage
- Two generous bedrooms
- Private driveway and private rear garden
- Bright lounge with plenty of natural light
- Highly sought after location
- Contact our mortgage team today to discuss your options!
- Spacious kitchen
- Oil-fired central heating and double glazing







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 92        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 47      |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| Scotland 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                                                     |         | 74        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 44      |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |