Simple Approach

Estate Agents







44 Sidey Place, Perth
PH1 2UF

Offers over £244,950

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

44 Sidey Place, Perth, PH1 2UF

This well-presented detached house is situated within a popular residential area of Perth and offers spacious and versatile accommodation throughout, making it an excellent family home.
The property features a bright and spacious lounge, providing a comfortable space for relaxing and entertaining. The modern open-plan kitchen and dining area creates a fantastic social space for family life, with the kitchen offering a good range of modern units, worktop space and storage. The dining area provides ample room for a family dining table and benefits from the open-plan layout. The ground floor is completed by a useful utility room and a convenient downstairs WC. Upstairs, there are three generous bedrooms, providing excellent accommodation for a family, guests or those requiring additional space for a home office. The master bedroom benefits from a private en-suite, while the remaining bedrooms are served by a further family bathroom.
The property benefits from gas central heating and double glazing throughout. Externally, there is a private driveway providing off-street parking, along with a private rear garden which offers a great outdoor space.
Sidey Place is ideally positioned for access to a range of local amenities, schools, transport links and the wider city of Perth. With its generous room sizes, modern kitchen, private parking and garden, this is a fantastic opportunity to purchase a well-presented detached family home in an excellent location.

Lounge
15'4" x 14'3" (4.68 x 4.36)

Kitchen / Dining Area
18'8" x 9'7" (5.70 x 2.94)

Utility
2'9" x 5'0" (0.86 x 1.54)

Downstairs WC
5'6" x 2'10" (1.70 x 0.88)

Master Bedroom
12'0" x 9'6" (3.68 x 2.91)

Ensuite Shower Room
8'11" x 4'5" (2.74 x 1.37)

Bedroom Two
12'0" x 11'1" (3.66 x 3.39)

Bedroom Three
8'0" x 9'1" (2.44 x 2.78)

Family Bathroom
6'1" x 7'4" (1.87 x 2.26)









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- Well-Presented Detached Family Home
- Three Generous Bedrooms - Master Bedroom With En-Suite
- Convenient Downstairs WC
- Private Driveway & Rear Garden
- Bright And Spacious Lounge
- Gas Central Heating & Double Glazing Throughout
- Excellent Residential Location
- Modern Open-Plan Kitchen / Dining Area
- Further Family Bathroom
- Ideal Family Home









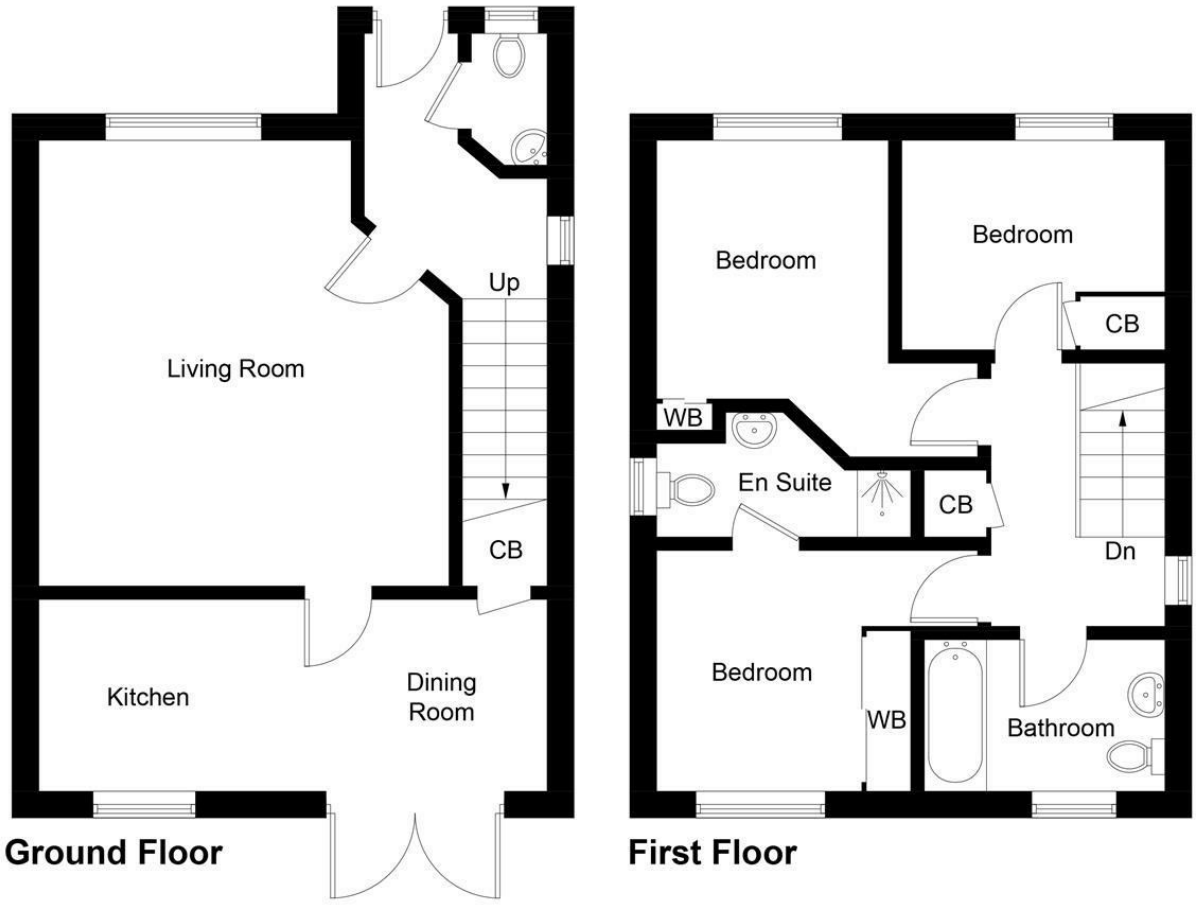


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