

Simple Approach



**12. Albany Terrace, Perth
PH1 2BD**

Offers over £257,950

12. Albany Terrace, Perth, PH1 2BD

This beautifully presented detached house on Albany Terrace offers a perfect balance of modern comfort and practicality in a sought-after Perth location. The home boasts a bright and spacious open-plan lounge and dining area, ideal for both everyday living and entertaining. The modern fitted kitchen is well-designed with contemporary finishes, providing a sleek and functional space for cooking. The accommodation is generous, with three well-proportioned bedrooms offering flexibility for families, guests, or home working. The stylish family bathroom features a shower-over-bath facility, combining convenience with a quality finish.

The property further benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout. Externally, it enjoys private garden grounds to the front and rear, a private driveway, and a garage, offering ample parking and storage options. Presented in immaculate condition, this property is ready to move into and will appeal to a wide range of buyers seeking a quality home in a prime Perth setting. Viewing is essential to appreciate all that is on offer here at Albany Terrace, Perth.

Lounge + Dining Area

23'9" x 17'11" (7.26 x 5.47)

6'3" x 6'2" (1.91 x 1.90)

Coat Room

4'4" x 4'5" (1.34 x 1.35)

Kitchen

7'1" x 12'5" (2.16 x 3.79)

Bedroom One

13'10" x 10'3" (4.24 x 3.13)

Bedroom Two

10'11" x 7'10" (3.34 x 2.41)

Bedroom Three

9'4" x 9'9" (2.85 x 2.98)

Family Bathroom





- Detached House
- Open Plan Lounge / Dining Area
- Gas Central Heating & Double Glazing
- Ideal Family Home
- Immaculately Presented Throughout
- Modern Kitchen
- Private Driveway & Garage
- Three Bedrooms
- Stylish Family Bathroom
- Highly Sought After Location



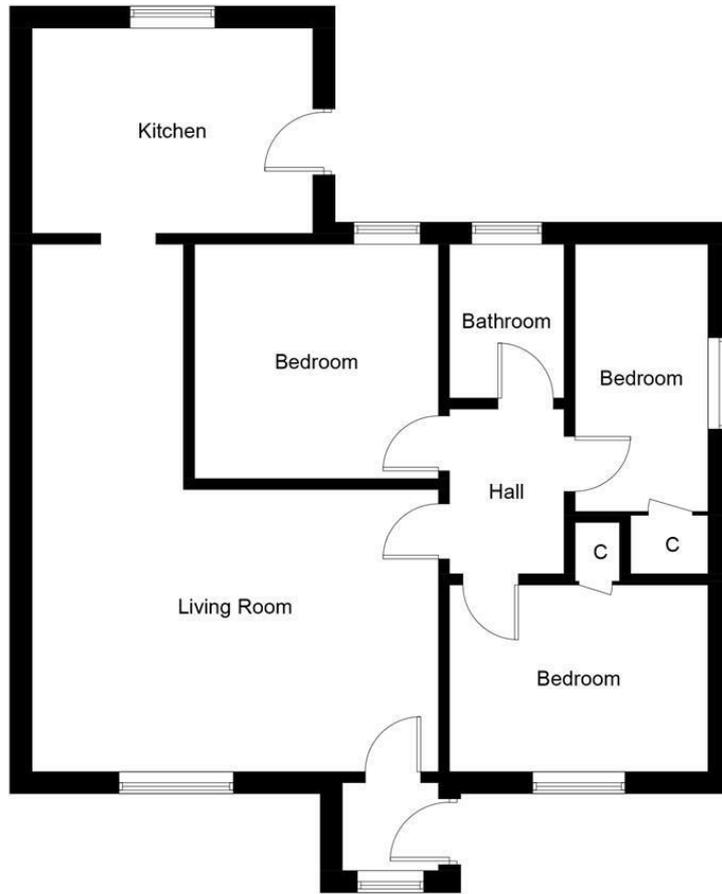
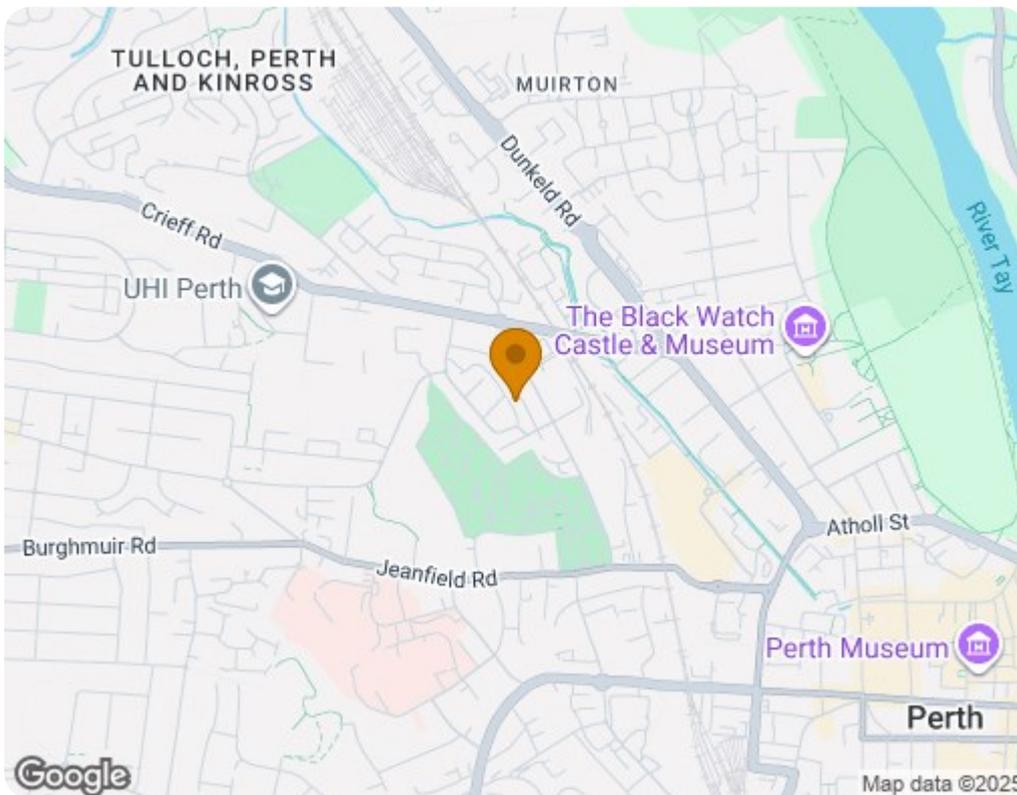


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1236684)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
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