

Simple Approach



9 Wilson Street, Perth  
PH2 0EX

Offers over £337,950

This well-presented semi-detached home on Wilson Street, Perth offers spacious and versatile accommodation, making it an ideal purchase for families seeking a property in a highly sought-after location.

The ground floor comprises a welcoming entrance hallway which leads into a bright, front-facing lounge, providing a comfortable and inviting space to relax. There is a separate dining room, perfect for family meals or entertaining guests, along with a convenient downstairs WC. The modern kitchen is well-appointed with ample storage and workspace, catering perfectly to everyday living. Upstairs, the property boasts three generously sized bedrooms, all offering excellent space for family living, alongside a well-appointed family bathroom.

Externally, the property benefits from a private driveway to the front, providing off-street parking. To the rear, there is a fully enclosed private garden, ideal for children, pets, or enjoying outdoor time in a safe and secure setting.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. This is a fantastic opportunity to acquire a lovely family home in a desirable area of Perth, close to local amenities, schooling, and transport links.

**Lounge**

13'1" x 13'4" (4.01 x 4.07)

**Dining Room**

11'8" x 11'11" (3.56 x 3.64)

**Kitchen**

12'2" x 10'6" (3.73 x 3.21)

**WC**

5'6" x 4'10" (1.69 x 1.48)

**Bathroom**

7'6" x 8'3" (2.31 x 2.54)

**Bedroom One**

12'0" x 8'5" (3.66 x 2.58)

**Bedroom Two**

13'6" x 10'8" (4.14 x 3.27)

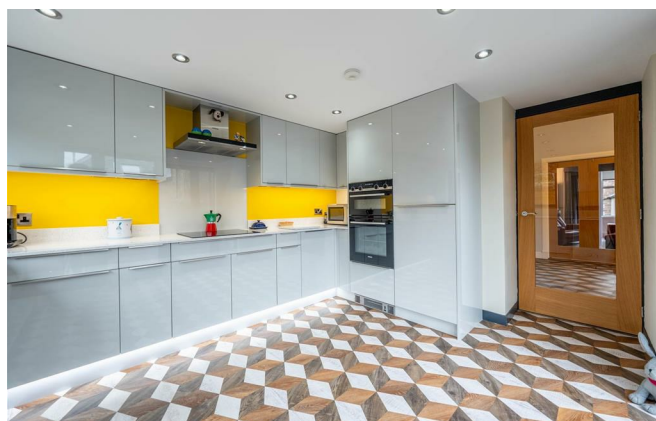
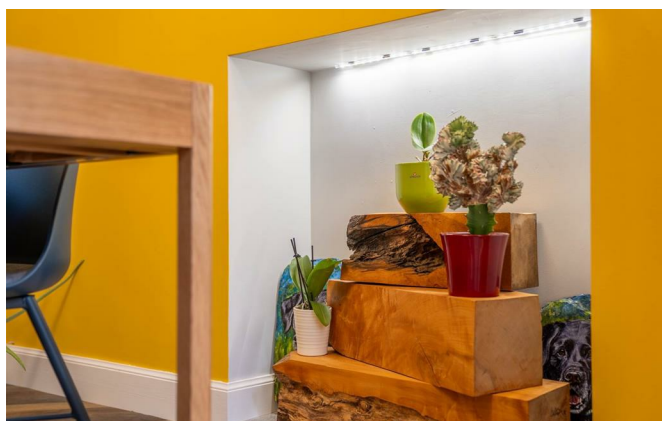
**Bedroom Three**

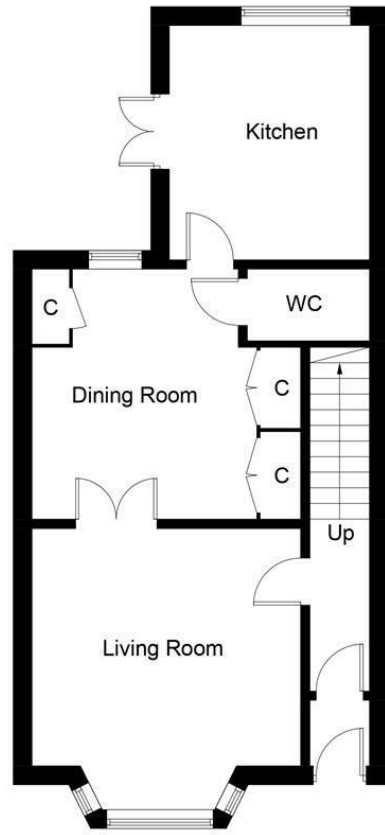
10'2" x 6'9" (3.11 x 2.06)



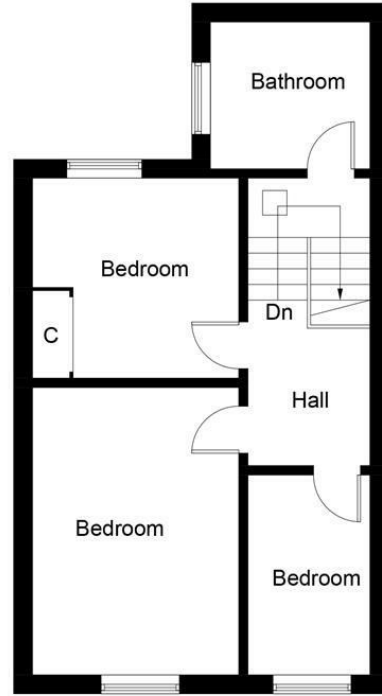


- Well Presented Semi Detached House with Three Generous Bedrooms
- Modern Kitchen
- Gas Central Heating & Double Glazing
- Think this might be the property for you? Contact our mortgage team to discuss your options!
- Highly Sought After Location
- Dining Room
- Private Driveway
- Bright Front Facing Lounge
- Spacious Accommodation Over Two Floors
- Impressive Private Rear Garden



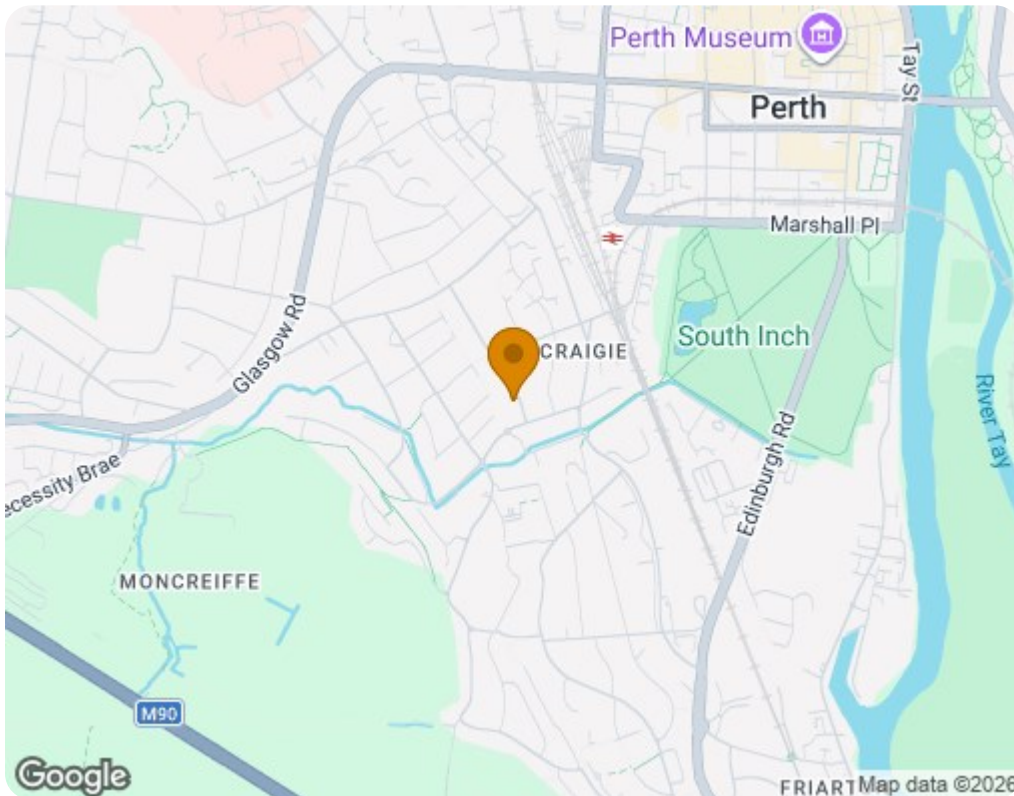


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283429)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		66	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	