



124 Viewlands Road West, Perth, PH1 1EF
Offers over £300,000

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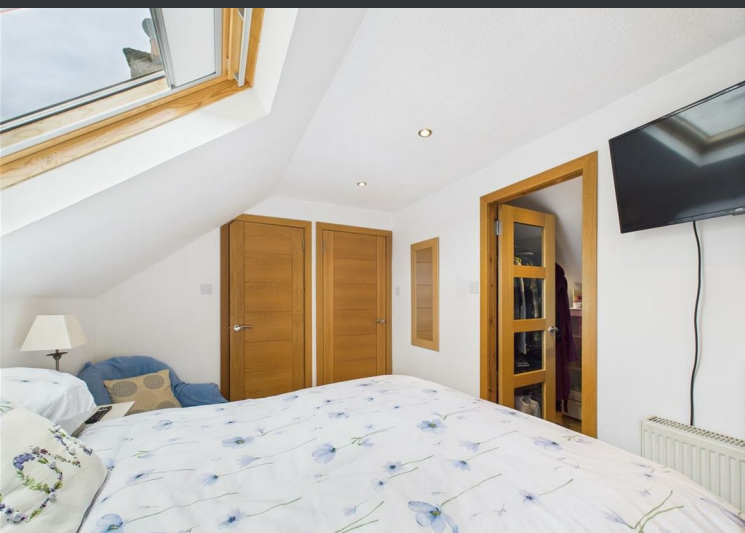
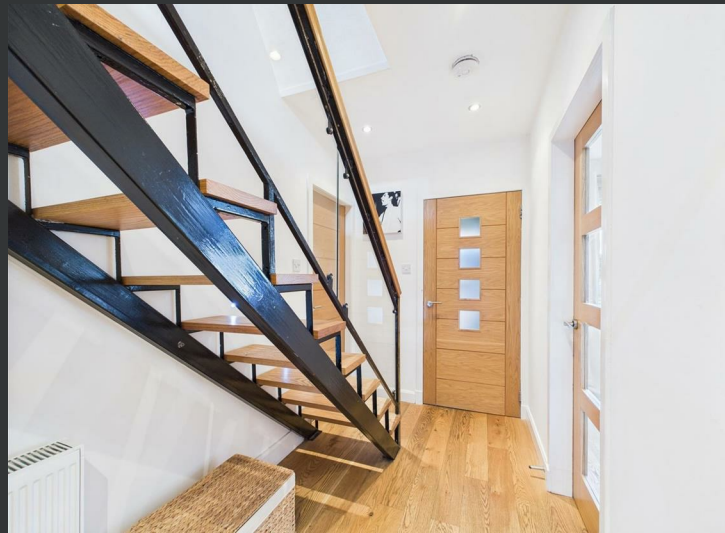
- Four generously sized double bedrooms
- Bright sunroom overlooking the garden
- Flexible dining room/bedroom 4 layout
- South-facing rear garden
- Popular, established residential location
- Modern kitchen with breakfast bar
- Contemporary bathroom and en-suite
- Spacious lounge with modern décor
- Long driveway and detached garage
- Ideal for growing families or downsizers alike

Set within the highly desirable Oakbank area of Perth, 124 Viewlands Road presents a fantastic opportunity to acquire a deceptively spacious and tastefully modernised 4-bedroom detached family home. This immaculately presented property offers generous and flexible accommodation over two levels, with a layout ideally suited to modern family life.

The ground floor comprises a welcoming hallway leading into a bright lounge with contemporary finishes. The kitchen is well-equipped and seamlessly links to the sunroom, flooding the space with natural light through its large picture windows. Also on the ground floor are two well-proportioned double bedrooms (one is currently used as a dining room) and a stylish family bathroom with clean, modern tiling and fixtures. Upstairs, the property features two further double bedrooms, one of which enjoys its own en-suite shower room and dressing area. Externally, the home benefits from a well-maintained garden to the front with an attractive lawn and flower beds, while the rear garden offers a private space for outdoor enjoyment. A long driveway to the side provides ample off-street parking and leads to a detached garage. This home has been finished to a high standard throughout, offering both practicality and style in one of Perth's most sought-after residential areas.

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Location

Oakbank is a highly sought-after residential area in Perth, known for its tree-lined streets, quiet ambience and excellent local amenities. The property is within walking distance of Viewlands and Oakbank Primary Schools, as well as Perth Academy and Perth High School, making it a popular choice for families. There's easy access to the city centre, parks, shops, and transport links including the A9 and Perth train station. The area offers a perfect balance of suburban peace with urban convenience, making it one of Perth's most desirable postcodes for those seeking quality of life, access to green space and proximity to the city's amenities.





Ground floor



Floor 1



Approximate total area⁽¹⁾

1215 ft²

112.9 m²

Reduced headroom

59 ft²

5.5 m²

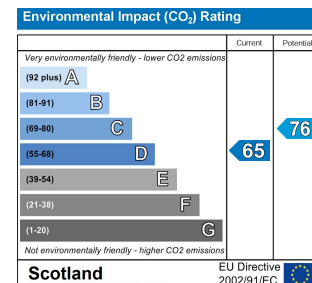
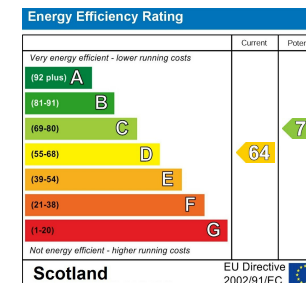
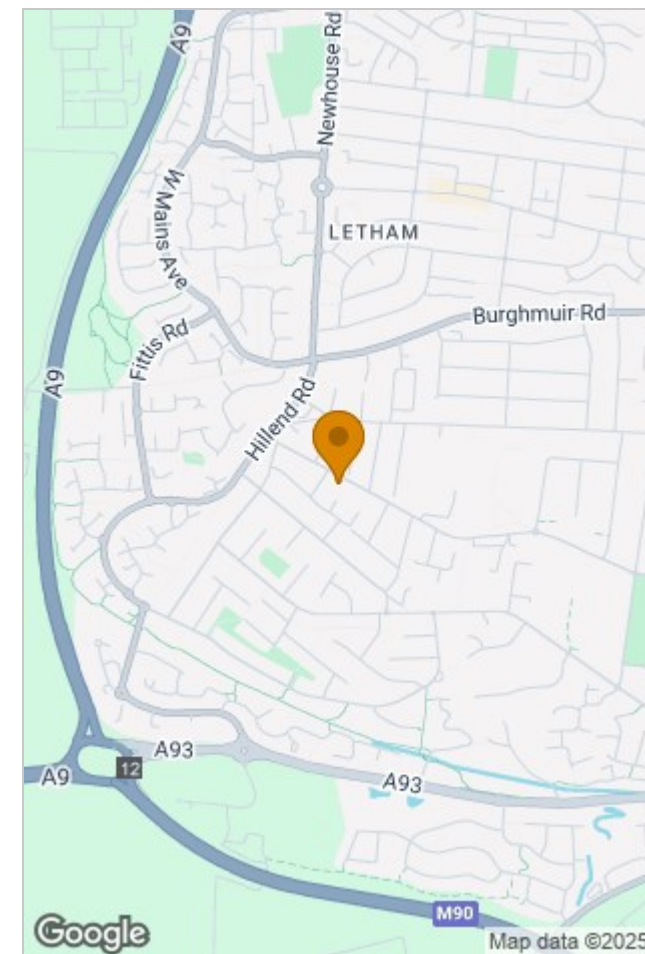
(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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