

Simple Approach



Estate Agents



7 Pitcullen Gardens, Perth

PH2 7EJ

£184,950

Situated in the highly sought-after area of Pitcullen Gardens, Perth, this attractive semi-detached house offers an excellent opportunity for families looking for a comfortable and well-located home.

The property features a bright and welcoming lounge, a modern kitchen, three well-proportioned bedrooms, a family bathroom and an ensuite shower room. Further benefits include electric heating, double glazing, a private generous driveway with space of up to 2 cars! and a private rear garden, providing excellent outdoor space.

Ideally suited to families, this appealing property combines practical living accommodation with a desirable location close to local amenities.

Living Room

15'11" x 9'10" (4.87 x 3.00)

5'4" x 6'7" (1.65 x 2.01)

Kitchen

9'11" x 6'3" (3.03 x 1.93)

Master Bedroom

9'0" x 11'10" (2.75 x 3.63)

en-suite shower room

5'0" x 7'0" (1.54 x 2.14)

Bedroom 1

13'8" x 11'3" (4.18 x 3.45)

Bedroom 2

12'2" x 7'4" (3.73 x 2.26)

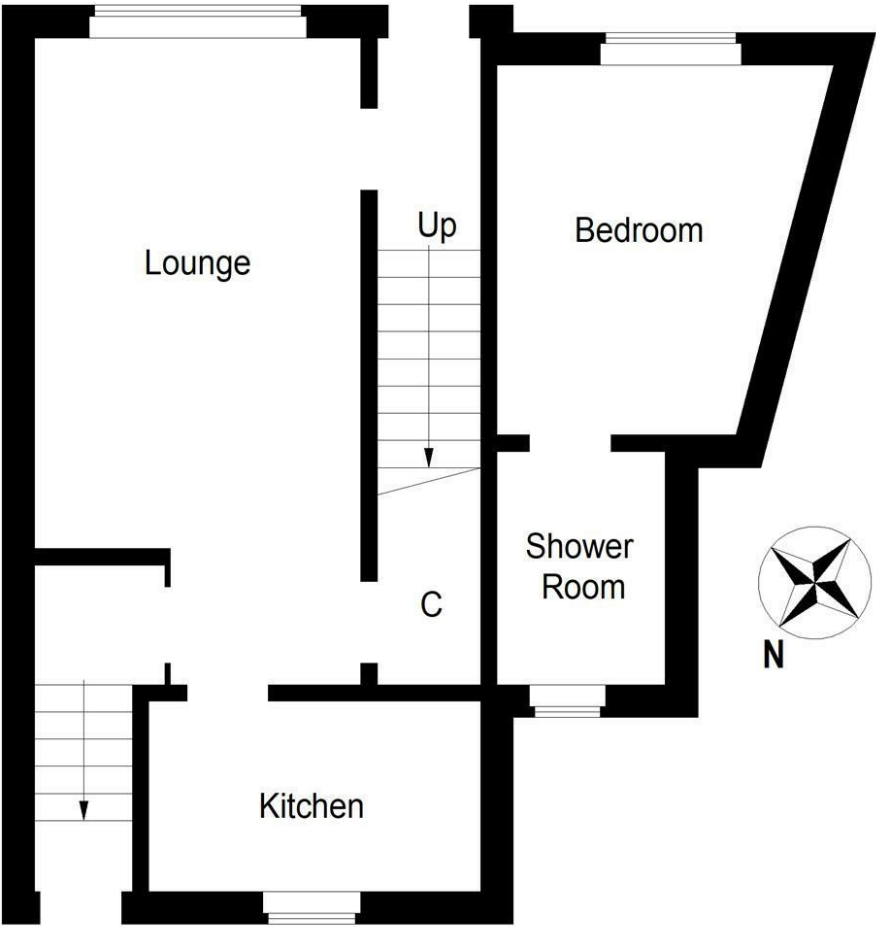
Bathroom



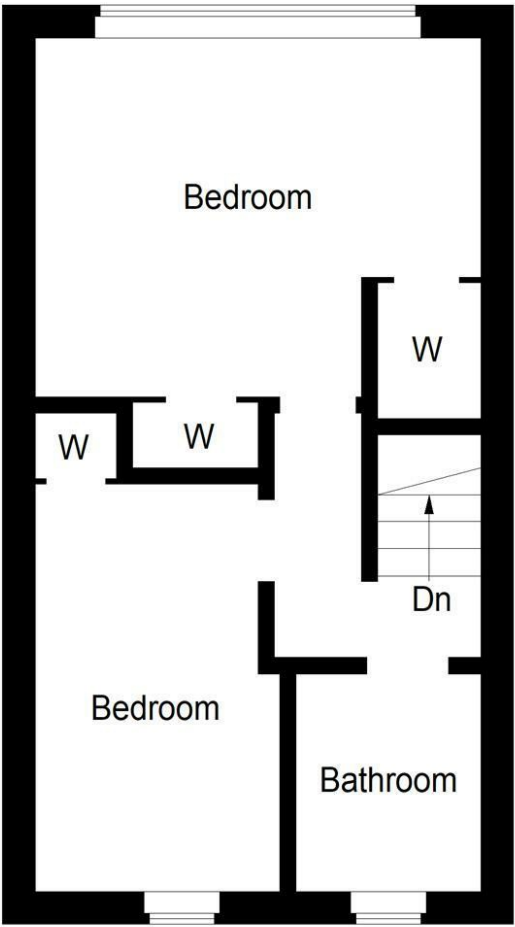


- Semi-Detached House
- Family Bathroom
- Electric Heating & Double Glazing
- Highly Sought-After Location
- Three Bedrooms
- Bright & Spacious Lounge
- Private Rear Garden, shed included in sale
- Ensuite Shower Room
- Modern Kitchen
- Private Driveway





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	83	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		