Simple Approach

Estate Agents







2 Stuart Avenue, Perth

PH2 0LJ

Offers over £198,000

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

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Situated within a highly sought-after residential area of Perth, this detached bungalow offers an excellent opportunity for buyers looking to take on a renovation project and create a wonderful family home. The property offers well-proportioned accommodation throughout, with plenty of scope for buyers to personalise and make the most of the space on offer.

The accommodation comprises a welcoming entrance hallway, a bright and spacious front-facing lounge providing an ideal space for relaxing and entertaining, three well-proportioned bedrooms, a kitchen and a bathroom. Externally, the property benefits from a private driveway providing convenient off-street parking and garage, along with a private rear garden offering further potential for outdoor enjoyment.

Further benefits include gas heating and double glazing throughout. Ideally suited to buyers seeking a property with potential, this is a fantastic opportunity to transform a detached bungalow in a desirable Perth location into a home tailored to their own taste and requirements.

Lounge
10'8" x 11'10" (3.26 x 3.63)

Kitchen
10'11" x 10'11" (3.33 x 3.35)

Bedroom One
13'10" x 14'11" (4.24 x 4.56)

Bedroom Two
12'2" x 12'0" (3.72 x 3.68)

Bedroom Three
11'11" x 11'10" (3.65 x 3.63)

Bathroom
6'9" x 6'0" (2.06 x 1.84)











- Detached Bungalow
- Sought-After Residential Location
- Excellent Renovation Opportunity
- Ample Potential To Create A Fantastic Family Home
- Bright And Spacious Front-Facing Lounge
- Three Well-Proportioned Bedrooms
- Private Driveway And Garage
- Private Rear Garden
- Gas Central Heating & Double Glazing

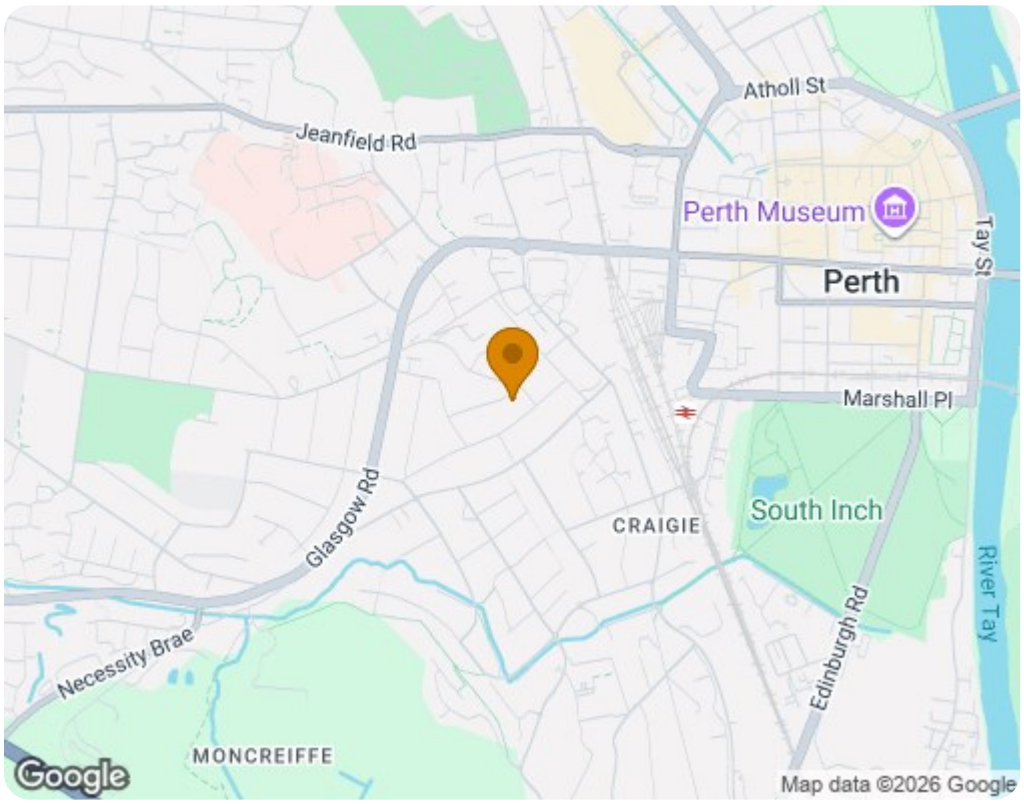


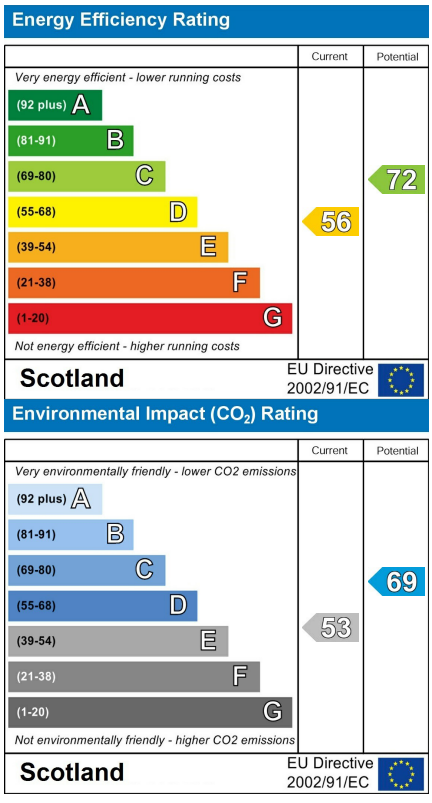






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