

12 Kirkton Road, Perth, PH2 0AF
Offers Over - £239,995



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Immaculately presented semi detached three bed villa within the ever popular Charlotte Gate Development closeby Glasgow Road. Newly landscaped garden to rear of property with monobloc driveway to the front. Fantastic family home, only a short drive of Perth City Centre on a regular bus route. Viewing highly recommended to appreciate this modern property.

Accommodation –

Welcoming entrance laid with wood effect laminate flooring.

WC –

Fresh white two piece suite, laid with wood effect laminate flooring.

Lounge – 4.74m x 4.30m (approx)

Beautifully presented public room to front of property, laid with wood effect laminate flooring. Carpeted stairwell to first floor. Two large storage cupboards with lighting



Kitchen/Dining Room – 5.20m x 2.70m (approx)

Fitted with modern white gloss wall and base units, marble effect worktop and upstands, stainless steel gas hob, cooker hood and electric double oven, integrated dishwasher and fridge/freezer. Boiler housed in wall unit. Wood effect laminate flooring. Dining area with French doors leading to garden. Lovely views over towards Oakbank.

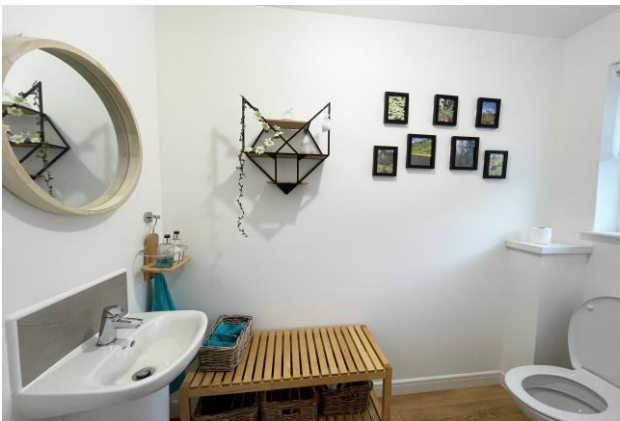
First Floor –

Hallway –

Carpeted stairwell and landing with large shelved linen cupboard, access hatch to attic.

Bedroom 1- 3.10m x 3.05m (approx)

Spacious double to front of property with mirrored wardrobes, space for free standing furniture, carpeted. Access to;



Ensuite –

Fresh white three piece suite consisting of wc, basin and shower cubicle with mains shower, laminate effect vinyl flooring.

Bedroom 2 – 3.15m x 2.75m (approx)

Another good sized double to the rear, space for free standing furniture. Carpeted.

Bedroom 3 – 3.35m x 2.35m (approx)

Single bedroom to front of property currently used as an office, would be a great nursery/child's bedroom. Carpeted.

External –

To the front of the property is a monobloc driveway with space for two cars. Slabbed pathway leading to main entrance. Side gate giving access to rear garden mainly laid to lawn with large shed, slabbed patio and newly decked area.

Extras – All blinds, curtains and light fittings will remain.

Burdens – Council Tax Band - D

EPC - B

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy

Almondbank

Bankfoot

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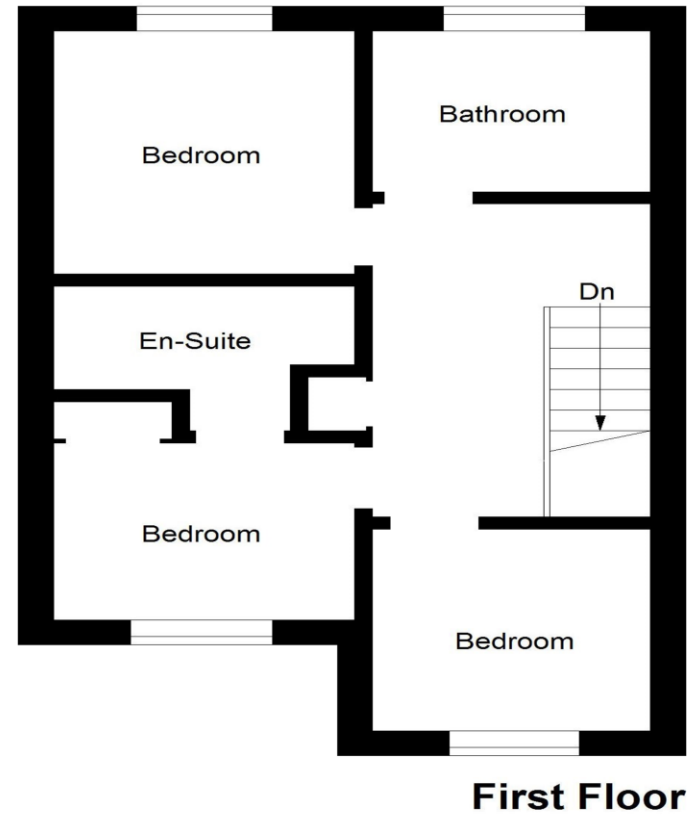
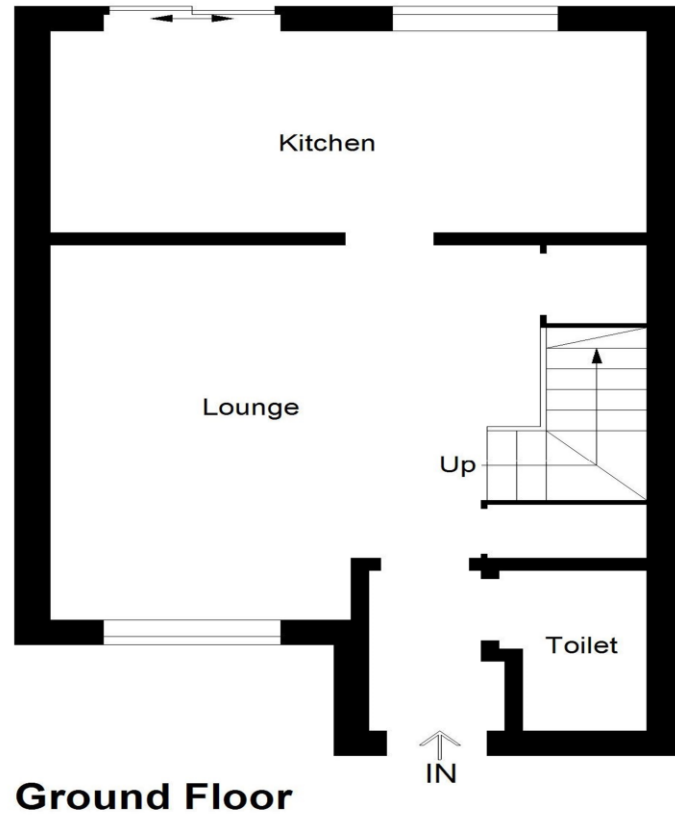
Perth

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