



Ardenlea Cowgate, Southbank, Perth, PH2 7QS Offers Over £135,000



Set over two levels, this well-presented home offers spacious and versatile living accommodation throughout. The ground floor comprises a welcoming entrance hall, a generously sized living room, a well-appointed kitchen, and a third bedroom which can also serve as a home office or guest room.

Upstairs, the property boasts two fantastic-sized double bedrooms and a modern family bathroom, providing ample space for family living.

The home benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round.

Occupying a private plot, the property enjoys excellent garden grounds, mainly laid to lawn—perfect for families, outdoor entertaining, or gardening enthusiasts. On-street parking is available.

- 3 spacious bedrooms
- Close to local amenities
- Easy access to transport
- Ideal family home
- Viewing recommended
- Perfect first time buy
- Fantastic sized garden grounds



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(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		
(69-80)	C		
(55-68)	D	69	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.