



## 5 Balgowan Road, Perth, PH1 2JG Offers Over £125,000



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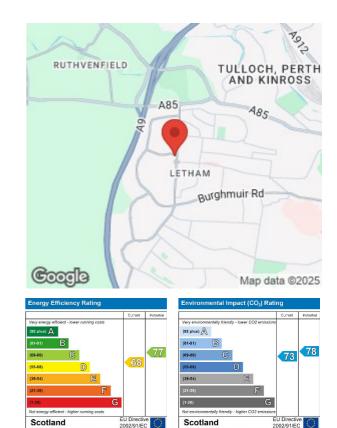


The ground floor comprises a welcoming entrance hallway, a spacious lounge, and a well-appointed kitchen. Upstairs, you'll find two generous double bedrooms and a family bathroom. The property also boasts excellent storage solutions throughout, along with the benefits of gas central heating and double glazing.

Externally, there is on-street parking available to the front of the property. The front and rear gardens are mainly laid to lawn, providing a great space for outdoor relaxation or entertaining.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

- Perfect first time buy
- Close to Perth amenities
- Ideal for small families
- Easy access to transport
- Quiet residential area
- Viewing recommended
- Sought after location











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.