



**Premier  
Properties**  
Perth



## 4 Perth Road, Perth, PH1 4AF Offers Over £315,000

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As you enter, you are welcomed by an inviting entrance vestibule and hall that leads to a generous lounge, complete with a delightful bay window that fills the room with natural light. The open-plan kitchen and dining area create an ideal space for family gatherings and entertaining guests. Additionally, a utility room and a convenient WC enhance the practicality of this home.

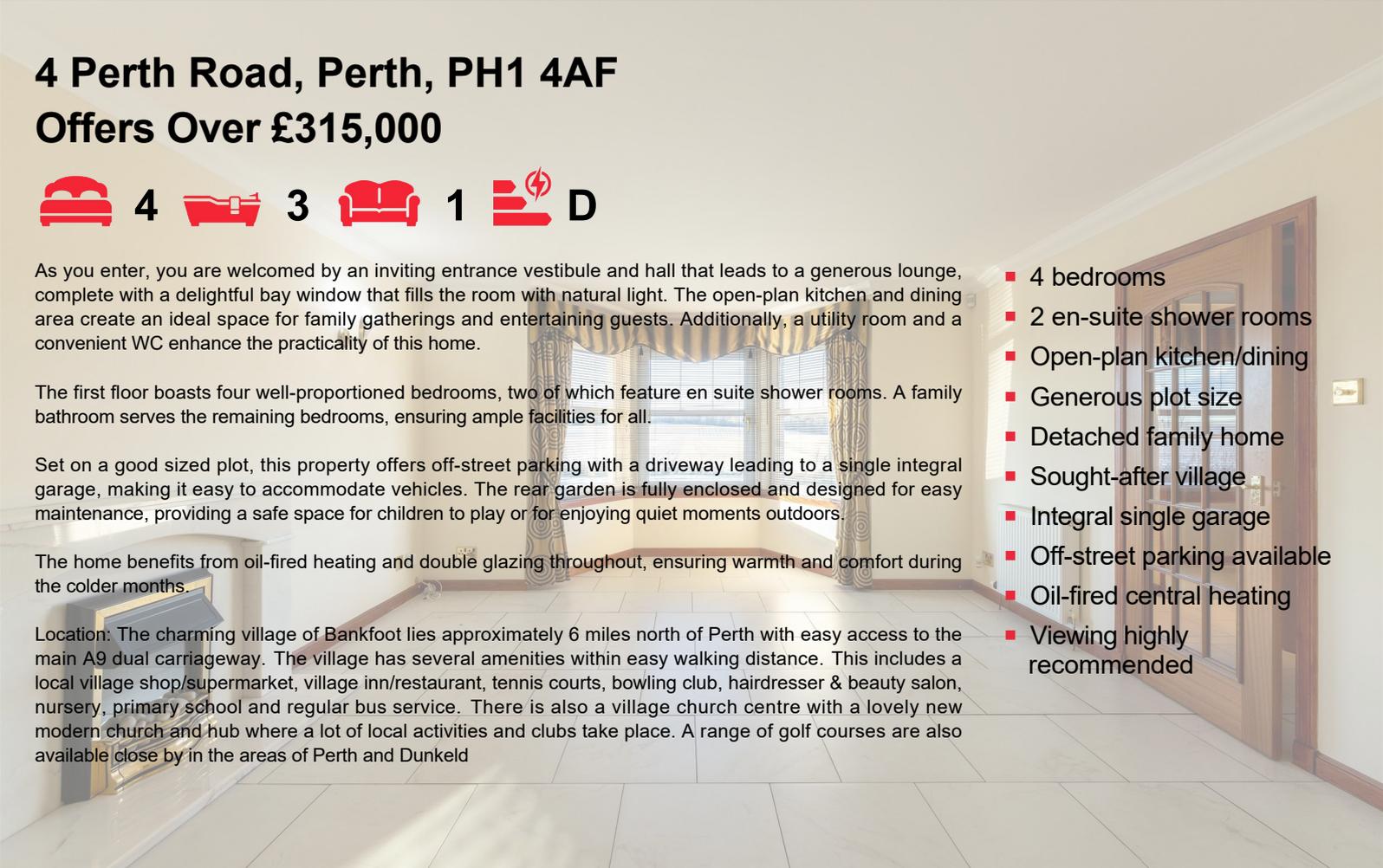
The first floor boasts four well-proportioned bedrooms, two of which feature en suite shower rooms. A family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

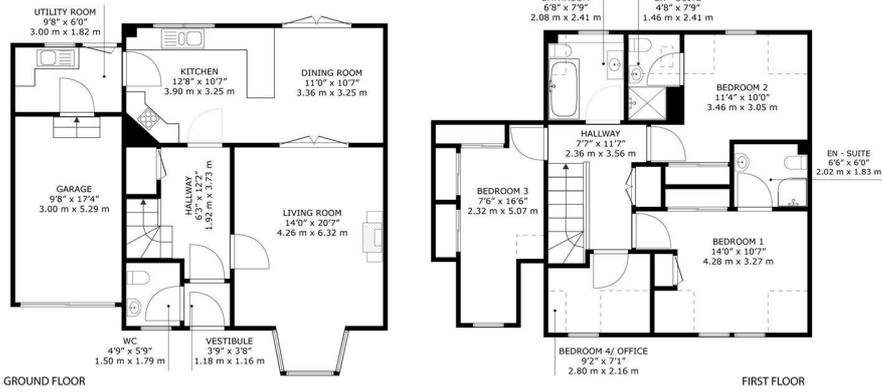
Set on a good sized plot, this property offers off-street parking with a driveway leading to a single integral garage, making it easy to accommodate vehicles. The rear garden is fully enclosed and designed for easy maintenance, providing a safe space for children to play or for enjoying quiet moments outdoors.

The home benefits from oil-fired heating and double glazing throughout, ensuring warmth and comfort during the colder months.

Location: The charming village of Bankfoot lies approximately 6 miles north of Perth with easy access to the main A9 dual carriageway. The village has several amenities within easy walking distance. This includes a local village shop/supermarket, village inn/restaurant, tennis courts, bowling club, hairdresser & beauty salon, nursery, primary school and regular bus service. There is also a village church centre with a lovely new modern church and hub where a lot of local activities and clubs take place. A range of golf courses are also available close by in the areas of Perth and Dunkeld

- 4 bedrooms
- 2 en-suite shower rooms
- Open-plan kitchen/dining
- Generous plot size
- Detached family home
- Sought-after village
- Integral single garage
- Off-street parking available
- Oil-fired central heating
- Viewing highly recommended





**4 Perth Road, Bankfoot, PH1 4AF**

GROSS INTERNAL AREA  
 GROUND FLOOR: 712 sq. ft, 66.2 m<sup>2</sup>, FIRST FLOOR: 700 sq. ft, 65 m<sup>2</sup>, GARAGE: 169 sq. ft, 15.7 m<sup>2</sup>  
 TOTAL: 1581 sq. ft, 146.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	67	75	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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