



**Premier
Properties**
Perth



14 Old Church Road, Perth, PH2 6TR

Offers Over £375,000

 4  3  2  D

The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these versatile living areas cater to all your needs.

This beautiful home comes with four spacious bedrooms, one further benefiting from an ensuite.

With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all residents. The thoughtful design of this home allows for both privacy and communal living.

Set in a peaceful location, the property benefits from a tranquil environment while still being within easy reach of local amenities and transport links. The surrounding area offers a delightful mix of countryside charm and community spirit, making it an ideal place to call 'home'.

- 4 spacious bedrooms
- 3 modern bathrooms
- 2 cosy reception rooms
- Detached bungalow
- Easy access to Perth
- Ideal family home
- Tranquil living
- Viewing recommended





14 OLD CHURCH ROAD, WOLFHILL, PERTH, PH2 6TR

Total: 1952 sq. Ft. 181 m2

Ground Floor: 1952 sq. Ft. 181 m2

Excluded Areas: Fireplace: 13 sq. Ft. 1 M2, Walls: 104 sq. Ft. 10 m2

All Measurements Are Approximate And For Display Purposes Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
			78
			58
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	
			67
			55



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