



**Premier
Properties**
Perth



Broomhill Oakbank Road, Perth, PH1 1HA **Offers Over £225,000**



The property provides spacious accommodation over two levels. The ground floor comprises a welcoming entrance hall, a bright and generously sized lounge, and a well-appointed kitchen which flows seamlessly into a good-sized dining room—ideal for both everyday living and entertaining.

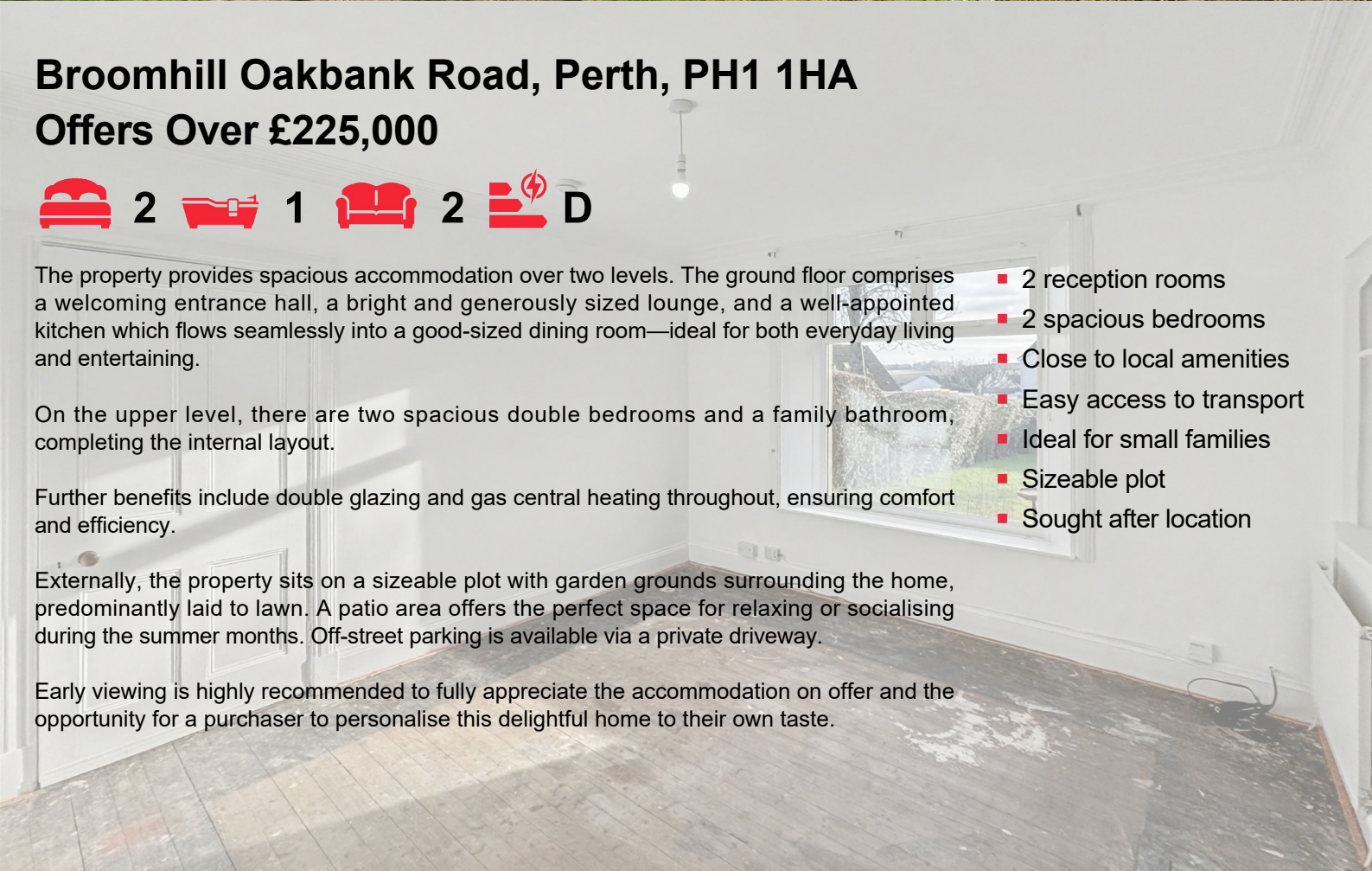
On the upper level, there are two spacious double bedrooms and a family bathroom, completing the internal layout.

Further benefits include double glazing and gas central heating throughout, ensuring comfort and efficiency.

Externally, the property sits on a sizeable plot with garden grounds surrounding the home, predominantly laid to lawn. A patio area offers the perfect space for relaxing or socialising during the summer months. Off-street parking is available via a private driveway.

Early viewing is highly recommended to fully appreciate the accommodation on offer and the opportunity for a purchaser to personalise this delightful home to their own taste.

- 2 reception rooms
- 2 spacious bedrooms
- Close to local amenities
- Easy access to transport
- Ideal for small families
- Sizeable plot
- Sought after location



Approx Gross Internal Area
94 sq m / 1012 sq ft



Ground Floor
Approx 48 sq m / 514 sq ft

First Floor
Approx 46 sq m / 498 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 64 | 77 |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| 64 | 77 |



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