Premier Properties
Perth

# 29 Pickletullum Road, Perth, PH2 0LL

## Offers Over £320,000

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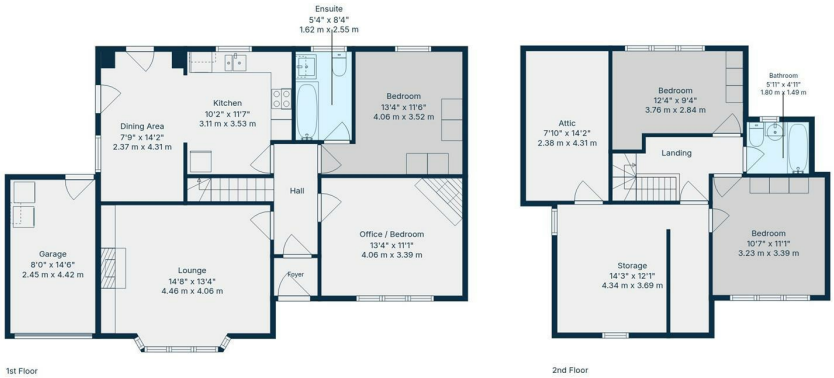
As you enter, you are greeted by a welcoming vestibule that leads into a spacious hallway. The generous lounge features a delightful log-burning stove, perfect for cosy evenings in. The ground floor also includes the principal bedroom, complete with an en suite shower room, and a fourth bedroom that can serve as a guest room or study. The kitchen and dining area provide a wonderful space for family meals and entertaining, ensuring that this home is as functional as it is inviting.

Venturing to the first floor, you will find a landing that leads to two additional bedrooms, offering ample space for family or guests. The family bathroom on this level is well-appointed, catering to the needs of a busy household.

The property benefits from gas central heating and double-glazed windows throughout, ensuring warmth and energy efficiency. Outside, you will find off-street parking at the front, leading to a single garage. The private rear garden is a lovely feature, offering a tranquil space for outdoor relaxation, gardening, or play and benefits from another garage for extra storage space.

Located in a sought after area, this property is just minutes from local schools, parks, and amenities, with excellent transport links to Perth city centre and beyond.

- 4 bedrooms
- 2 bathrooms
- Detached family home
- Spacious lounge with log burning stove
- Gas central heating
- Double glazed windows
- Private rear garden
- Off-street parking
- Two garages
- Sought-after Perth location



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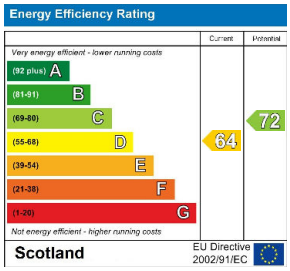
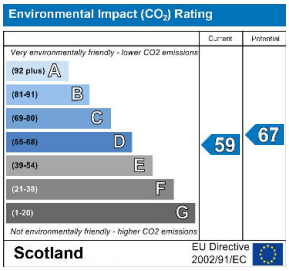
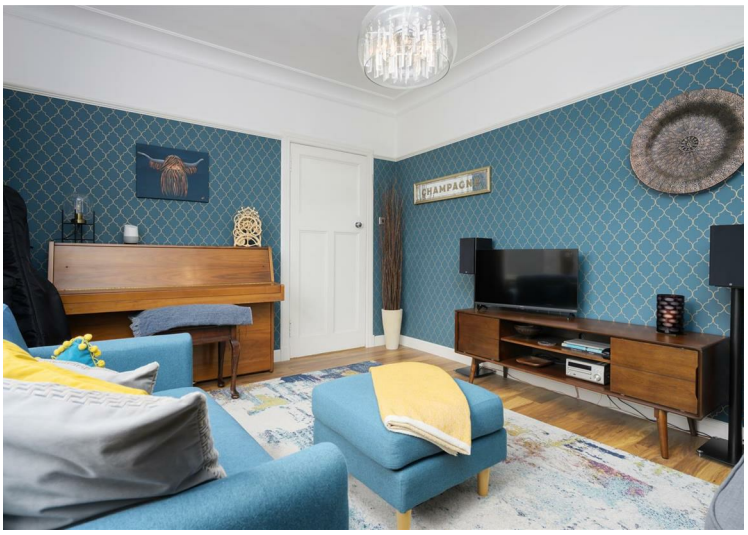
**Total: 1180 sq. Ft, 110 m2**
1st Floor: 851 sq. Ft, 79 M2, 2nd Floor: 329 sq. Ft, 31 m2
Excluded Areas: Garage: 116 sq. Ft, 11 M2, Low Ceiling: 153 sq. Ft, 15 M2, Storage: 76 sq. Ft, 7 M2,
Attic: 61 sq. Ft, 6 M2, Walls: 134 sq. Ft, 11 m2

All Measurements Are Approximate And For Display Purposes Only





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