



**Premier
Properties**
Perth



26 Ashgrove, Perth, PH1 1DR

Offers Over £255,000

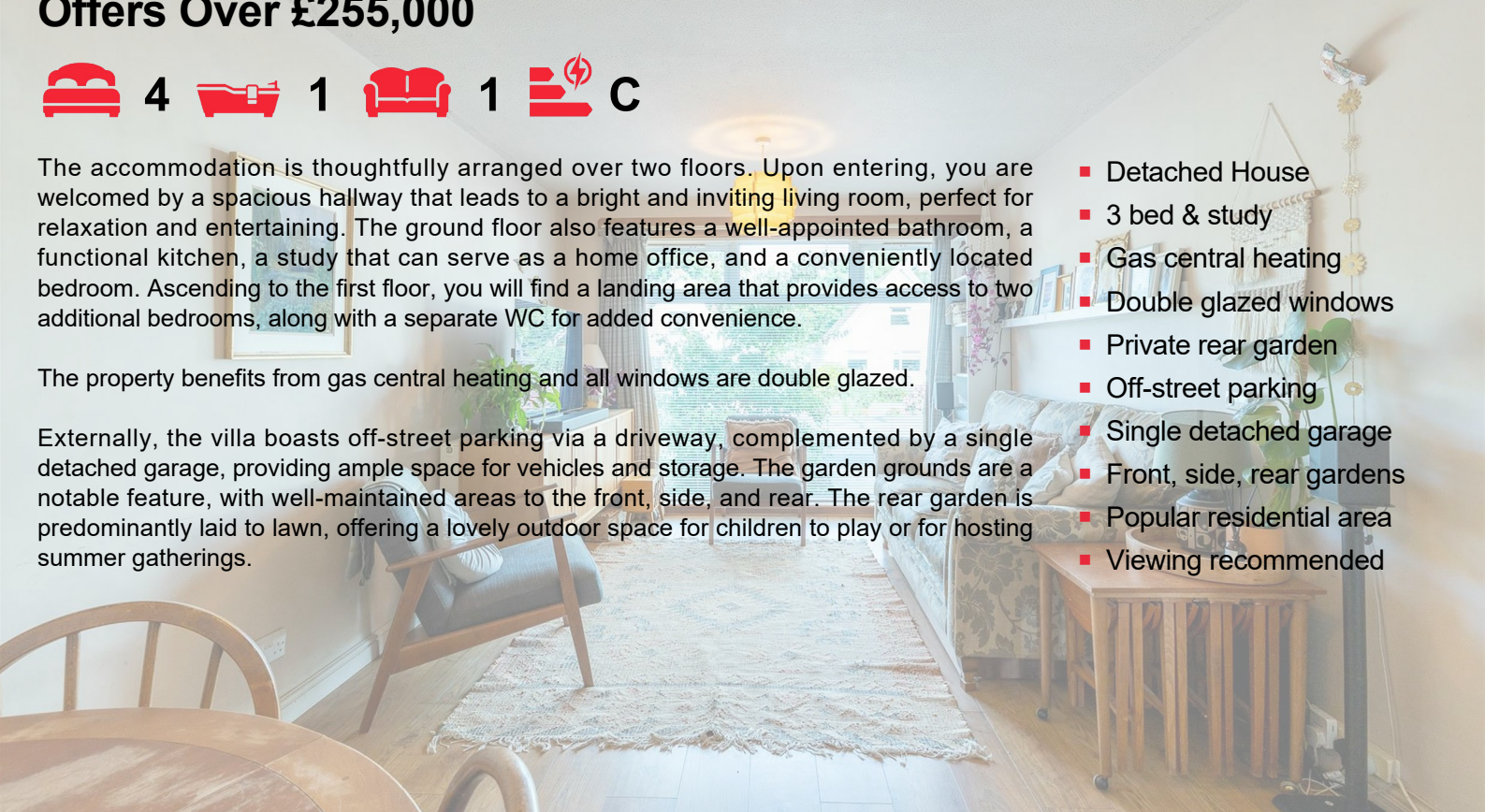
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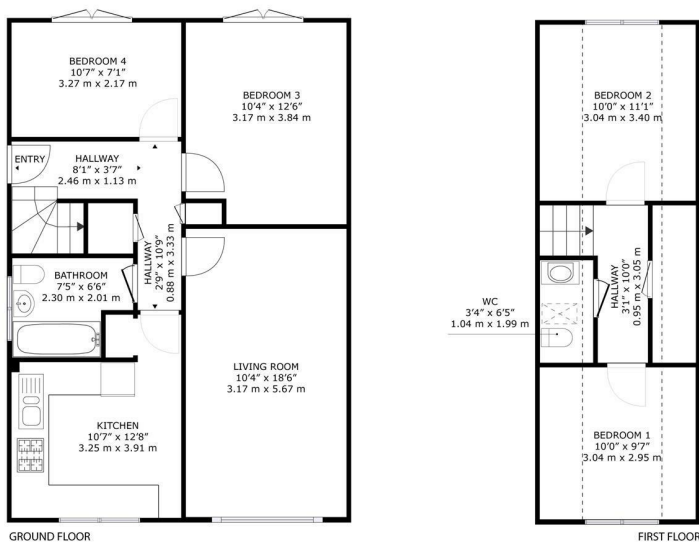
The accommodation is thoughtfully arranged over two floors. Upon entering, you are welcomed by a spacious hallway that leads to a bright and inviting living room, perfect for relaxation and entertaining. The ground floor also features a well-appointed bathroom, a functional kitchen, a study that can serve as a home office, and a conveniently located bedroom. Ascending to the first floor, you will find a landing area that provides access to two additional bedrooms, along with a separate WC for added convenience.

The property benefits from gas central heating and all windows are double glazed.

Externally, the villa boasts off-street parking via a driveway, complemented by a single detached garage, providing ample space for vehicles and storage. The garden grounds are a notable feature, with well-maintained areas to the front, side, and rear. The rear garden is predominantly laid to lawn, offering a lovely outdoor space for children to play or for hosting summer gatherings.

- Detached House
- 3 bed & study
- Gas central heating
- Double glazed windows
- Private rear garden
- Off-street parking
- Single detached garage
- Front, side, rear gardens
- Popular residential area
- Viewing recommended

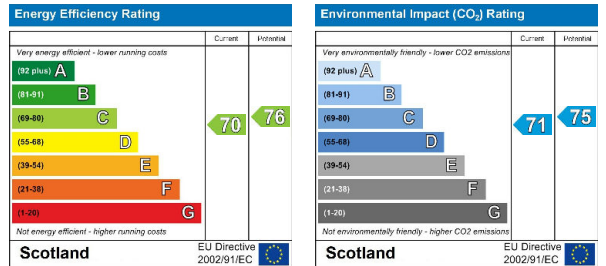




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GROSS INTERNAL AREA
GROUND FLOOR : 720 sq. ft. 66.9 m², FIRST FLOOR : 324 sq. ft. 30.1 m²
TOTAL: 1044 sq. ft. 97.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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