



**Premier
Properties**
Perth



4 Upper Gauls, Perth, PH1 4EB

Offers Over £220,000

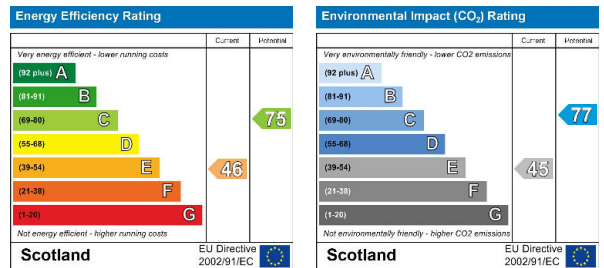
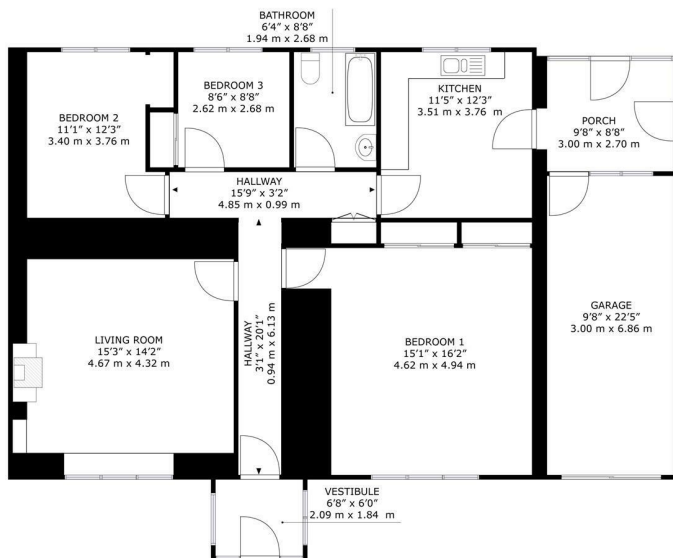


Upon entering, you are welcomed by an entrance porch that leads into a spacious hallway. The lounge is complete with a log burning stove. The kitchen provides ample space, while the three well-proportioned bedrooms offer comfortable accommodation. A bathroom and a rear porch complete the internal layout, ensuring practicality and ease of living.

Externally, the bungalow is set on a good-sized plot, with garden ground that surrounds the property, providing a lovely outdoor space. The rear garden is predominantly laid to lawn and very private. Additionally, off-street parking is available at the front, leading to a single garage, which adds convenience for homeowners.

Location: The charming village of Bankfoot lies approximately 8 miles north of Perth within easy access to the main A9 dual carriageway. The village is known for its picturesque surroundings, country walks and friendly community, providing a peaceful retreat while still being conveniently located for access to nearby amenities.

- 3 bedrooms
- Detached bungalow
- Needs modernisation
- Lounge with log burner
- Private rear garden
- Off-street parking
- Single garage
- Double glazing throughout
- Good-sized plot
- Viewing recommended



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.