



lindsays

86 Fairies Road
Perth, PH1 1LX

"Spacious three bedroom detached cottage in a popular location"

- Hallway
- Lounge
- Kitchen
- Family Room
- 3 Bedrooms
- Family Bathroom
- Driveway & Garage
- Garden

EPC Rating D

OFFERS OVER £235,000



Description

This characterful and versatile detached stone-built cottage enjoys a prime position within the highly sought-after Oakbank area of Perth. Conveniently located close to all amenities, the property is within easy reach of a choice of primary and secondary schools, Perth Royal Infirmary, the City Centre and access to the A90.

The cottage offers well-proportioned and flexible accommodation, retaining a traditional feel. It benefits from gas central heating and double glazing, and is sold complete with all floor coverings, light fittings, window blinds (where fitted), and white goods.

A welcoming hallway leads into a bright and spacious living room, perfect for relaxing or entertaining. From here, there is open access into a lovely dual-aspect dining room which enjoys a peaceful outlook over the rear garden an ideal space for family meals or entertaining guests. This room is versatile enough to be used as a home office. The kitchen is fitted with a range of modern units and includes both a shelved pantry and a utility cupboard for additional storage. A window looking into the sunroom allows natural light to flood the space. The adjoining sunroom provides a delightful place to sit and unwind, with a tranquil outlook over the rear garden. It also offers access to two useful storage rooms or workshops, making it a very practical addition to the home. A downstairs double bedroom flexibility and could serve as a second sitting room, or home office. It features a charming fireplace as a focal point.

Upstairs, there are two generously sized bedrooms, both offering excellent built-in storage and attractive views over the surrounding area.

Outside, the property continues to impress. To the front, there is a chipped driveway providing parking for two cars and leading to a single garage. The front garden is fully enclosed and mainly laid with decorative chips, with a pathway that continues around the side of the house.

The rear garden is also fully enclosed and beautifully maintained, mainly laid to lawn with mature plants and shrubs, and includes a decking area that's perfect for outdoor dining and entertaining during the summer months. A garden shed is also included in the sale.

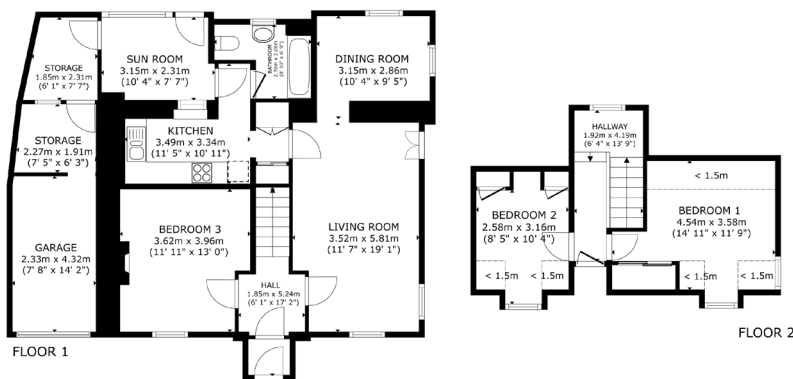
This charming stone-built home combines character, comfort, and practicality in one of Perth's most desirable residential areas perfect for families, professionals, or anyone seeking a well-connected and beautifully presented home in a peaceful yet central location.

Area

Perth is a vibrant hub in central Scotland and is known as the 'Gateway to the Highlands'. The historic county town and former Royal Burgh has long been the commercial and cultural centre of Perthshire, however it was finally granted city status on 6 July 2016 as part of the Queen's Diamond Jubilee celebrations. Perth attracts tourists all year round, with no shortage of activities to suit every taste. Perth is served by a number of primary and secondary schools, and there are also several independent schools in and around the city. Perth provides excellent road and rail links for travel across central Scotland and into the Highlands.

Viewing

By appointment through Lindsays on 01738 630222 or perthproperty@lindsays.co.uk



86 Fairies Road, Perth, PH1 1LX
GROSS INTERNAL AREA
FLOOR 1: 188.9 m² (457 sq.ft.); FLOOR 2: 26.8 m² (280 sq.ft.)
EXCLUDED AREAS: GARAGE: 10.1 m² (109 sq.ft.); REDUCED HEADROOM: 5.5 m² (59 sq.ft.)
TOTAL: 225.3 m² (2,327 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

T: 01738 630222 E: perthproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.