



24 Maple Road,
Perth PH1 1EX



Spacious detached 4 bedroom villa situated within the highly desirable Oakbank area of Perth

 4 Bed  1 Bath  1 Reception

Situated within the highly desirable Oakbank area of Perth, this spacious detached villa offers an excellent opportunity for a range of buyers. The property enjoys convenient access to the Broxden Roundabout, is close to the local bus route, and falls within the catchment area for both Oakbank Primary School and Perth High School.

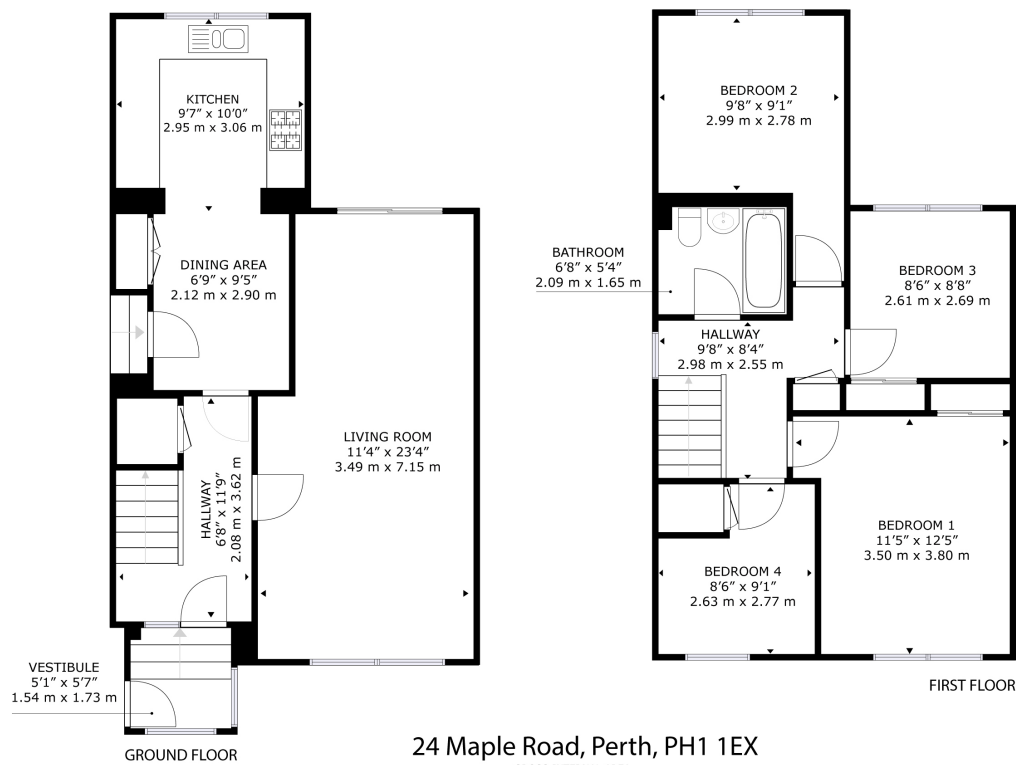
Upon entering, a bright entrance vestibule leads into the welcoming main hallway. The generous dual-aspect lounge benefits from a large picture window to the front and patio doors to the rear, allowing plenty of natural light to flow throughout the room. To the rear of the property, the fitted dining kitchen provides an ideal space for family living and entertaining, with side access to the car port. The first floor comprises 4 well-proportioned bedrooms and these are served by the three-piece family bathroom. Externally, the property offers a large driveway providing ample off-street parking, leading to a car port and through to a single garage. The attractive rear garden enjoys excellent sun exposure and offers a fantastic outdoor space for relaxation and entertaining.

A wonderful family home with excellent potential, located in a highly sought-after residential area. Early viewing is highly recommended

Features

- Sought after location
- Large lounge/dining room
- Kitchen with space to dine
- 4 bedrooms
- Family bathroom
- Driveway, carport & garage
- Gardens
- EPC Rating C

Offers Over £275,000



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GROSS INTERNAL AREA
GROUND FLOOR : 582 sq. ft, 54.1 m², FIRST FLOOR : 548 sq. ft, 50.9 m²
TOTAL: 1130 sq. ft, 105.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Perth is a lively city and offers a wealth of everyday amenities including shops, supermarkets, eateries and independent retailers, along with a wide range of recreational, cultural and educational facilities. The mainline railway station offers regular services to Edinburgh, Inverness, Stirling and beyond. Convenient road links are accessible via the nearby M90.

FOR VIEWING:

By appointment only

Contact Lindsays on:

☎ 01738 630222

✉ perthproperty@lindsays.co.uk

🌐 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.