



McEwan Fraser Legal

Solicitors & Estate Agents

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33 Newmiln Road

PERTH, PH1 1QX







This well appointed spacious semi-detached Bungalow is located within a quiet cul-de-sac in a highly desirable residential location of Perth. The property is ideally situated for access to all amenities including local shops, business and leisure facilities. There is a regular bus service within walking distance to the city centre and it is within minutes drive to the outer-ring motorway which links Perth to all major cities in the central belt. It is also within walking/driving distance to various local primary and secondary schools.

The property is offered to the market in a fresh ready to move in condition. Internal features include 2 double bedrooms both with built in wardrobes, dining lounge, modern fitted kitchen and bathroom. The welcoming hall gives access to a storage cupboard which houses the hot water cylinder with shelves for storage, it also gives access to the attic which is partially floored. The spacious lounge to the front of the property is bright and has ample space for a dining table. It has a large window which lets in plenty of natural light. The lounge has wood effect laminate flooring. The kitchen which is also to the front has a range of modern fitted wall and floor units providing plenty of storage space. It has a built in gas hob, electric oven and extractor hood with a tiled effect laminate floor. The bathroom comprises of a bath with shower over, WC, wash hand basin with built in storage unit and tiled floor. The wall around the bath is finished in wet wall finish.

Externally the property is situated at the bottom of the quiet cul-de-sac and has a generous garden to the front, side and back. It has a long gravelled driveway which provides off street parking for two cars. It has an easy kept neat garden to the front, a patio area to the side and a large area of garden to the back, all with mature shrubs. The rear of the property is bright and secluded. There is a well maintained garden shed with a power supply which is included in the sale.











33 Newmiln Road Perth













Approximate Dimensions
(Taken from the widest point)

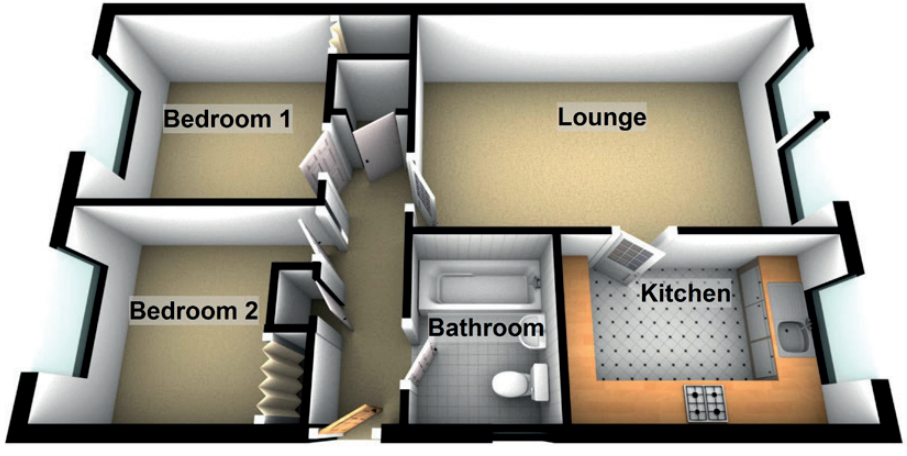
Lounge	5.20m (17'1") x 3.10m (10'2")
Kitchen	3.40m (11'2") x 2.20m (7'3")
Bathroom	2.20m (7'3") x 1.70m (5'7")
Bedroom 1	3.00m (9'10") x 2.70m (8'10")
Bedroom 2	3.00m (9'10") x 2.70m (8'10")

Gross internal floor area (m²) - 52m²

EPC Rating - D

Extras
(Included in the sale)

Washing machine and fridge.



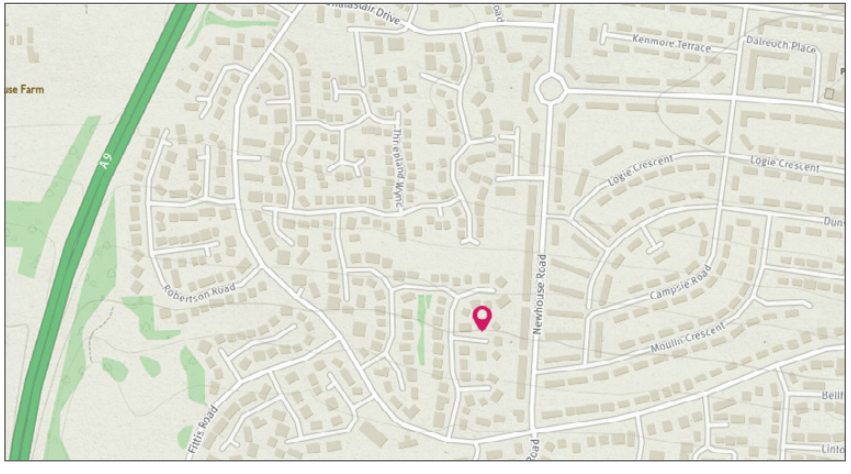


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Part Exchange Available

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SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



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