



THORNTONS
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**27 Ashgrove
Perth
PH1 1DR**

www.thorntons-property.co.uk

Fixed Price £210,000





27 Ashgrove, Perth, PH1 1DR



Description

An immaculately presented spacious four bedroom detached villa situated in the popular Oakbank district of Perth. The property offers upgraded family accommodation throughout, convenient for local schools. Oakbank Primary School and Perth High School are only a short walk away, and there is a good bus service linking Ash Grove to the Town Centre. The property also lies approximately five minutes drive away from Broxden roundabout linking this area to the main road network. Internally the property offers spacious level of accommodation throughout, in move in condition. Features include Gas central heating system with modern boiler, a spacious lounge with open plan dining area and this in turn leads to a lovely conservatory with a fine westerly aspect overlooking the rear gardens. Adjacent to the dining area there is a stylish modern upgraded fitted kitchen

To access the Home Report please contact the Perth office.

Entrance Hall

With exterior door to side, access to under stairs storage cupboard, access to separate walk in storage cupboard. Bamboo flooring commencing and continuing through many parts of the ground floor. Access through to

- Stylish detached villa in popular Oakbank district
- Bright spacious family accommodation
- Spacious dining lounge & conservatory
- Modern, upgraded fitted kitchen
- 4 spacious bedrooms (1 downstairs)
- Upgraded bathroom & cloakroom
- Gas central heating & double glazing
- Driveway, garage & feature deck in suntrap rear garden

Bedroom 4

Approx 12'5 x 9'1 Freshly decorated bedroom which could be used for a variety of purposes including fourth bedroom, study, music room or office. With window providing natural light.

Lounge

Approx 19' x 11'6 Spacious public room at the front of the property with large window allowing plenty of natural light overlooking the front garden. Open plan feature through to

Dining Room

Approx 12' x 11'5 Another spacious public area, with room for large dining room suite, window looking into conservatory, and door open through to

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Conservatory

Approx 10' x 9'1 Modern conservatory with dwarf brick wall finish, quality laminate flooring, and views across the fine rear garden. Electric wall mounted heater. French door to feature external deck.

Kitchen

Approx 11'5 x 7'4 Stylish modern fitted kitchen with a range of wall and floor units providing storage space incorporating gas hob, electric double oven, quality work surfaces, and matching splash back. Sink unit, plumbing for washing machine, space for fridge, space for freezer, plumbing for dishwasher, additional larder style storage unit, quality flooring, window providing natural light.

Bathroom

Modern, white, three piece suite comprising bath with shower attachment, WC, wash hand basin, pull out shower curtain, wet wall finish.

Landing

Access to walk in linen cupboard housing gas fired boiler providing domestic hot water and central heating system; access to eaves storage, and access to floored attic from landing.

Bedroom 1

Approx 14'7 x 9' Spacious double bedroom at the front of the property, with window providing natural

light. Access to built in wardrobes with stylish doors, providing hanging and shelving space. Access to eaves storage.

Bedroom 2

Approx 13'3 x 9'3 Good sized bedroom at the rear of the property, with window providing natural light. Built in wardrobes. Access to eaves storage.

Bedroom 3

Approx 13' x 7'4 Window providing natural light. Good sized bedroom.

Cloakroom

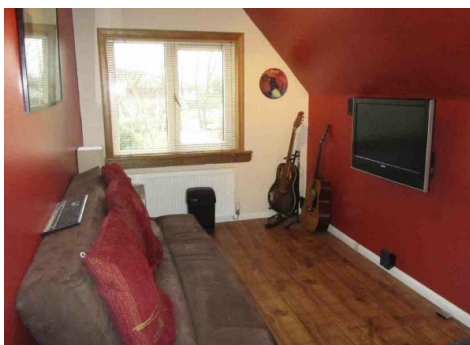
Freshly presented cloakroom with WC, wash hand basin, sky light window.

Exterior

The property occupies a sizeable plot with easily maintained gravelled gardens to the front, and a long gravelled driveway to the side, allowing parking for several cars. This leads to a detached garage with up and over door. The gravelled areas continue into the rear garden, with drying green, extensive easily maintained gravelled borders, fruit trees, greenhouse. Feature timber deck to rear with lighting and speakers. Seating area. Garden has good sunny aspect during fine weather.

Note 1:

Since the property is now vacant, the plumbing and



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central heating systems have been drained down which is an insurance requirement. The systems are believed to be in working order, but the position cannot be warranted following the drain down. The buyers will be responsible for the reinstatement of the water supply following completion

Note: While Thorntons Property Services make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information

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