



Friarton Bank Rhynd Road, Perth, PH2 8PT
Offers over £420,000



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- Spacious detached split-level bungalow
- Four well-proportioned bedrooms
- Kitchen with adjoining dining area
- Large living room
- Excellent storage space
- Superb panoramic views
- Easy access to travel links
- Separate utility room and conservatory
- En-suite shower room and additional bathroom
- Plentiful parking and double garage

A spacious detached split-level bungalow occupying an attractive position on the Rhynd Road, within an established and predominantly residential area approximately two miles north of Perth city centre. The property offers well-proportioned and versatile accommodation, making it an ideal home for a range of buyers.

The accommodation is arranged predominantly over the ground floor and is accessed via an entrance vestibule leading into the welcoming hallway. The property features a useful WC, a well-equipped kitchen with an adjoining dining area, and a separate utility room with access to an adjoining conservatory. The conservatory provides an additional flexible living space and enjoys the potential for a variety of uses, from informal relaxation to entertaining. A comfortable living room provides a dedicated principal reception space, while there are four well-proportioned bedrooms. One of the bedrooms benefits from its own en-suite shower room, providing additional convenience and privacy. A further shower room serves the remaining bedrooms and household accommodation. The property is set within an established residential neighbourhood and benefits from some stunning, far-reaching views across the city, towards Kinnoull Hill and beyond - providing a pleasant sense of space. The surrounding area is predominantly residential, offering a peaceful setting while remaining conveniently positioned for access to Perth and its amenities.

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Location

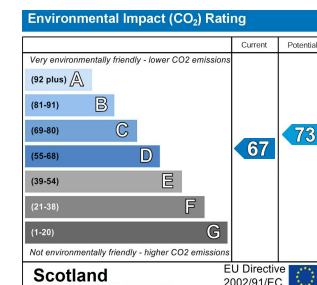
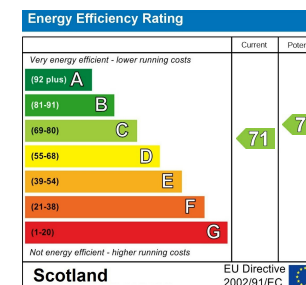
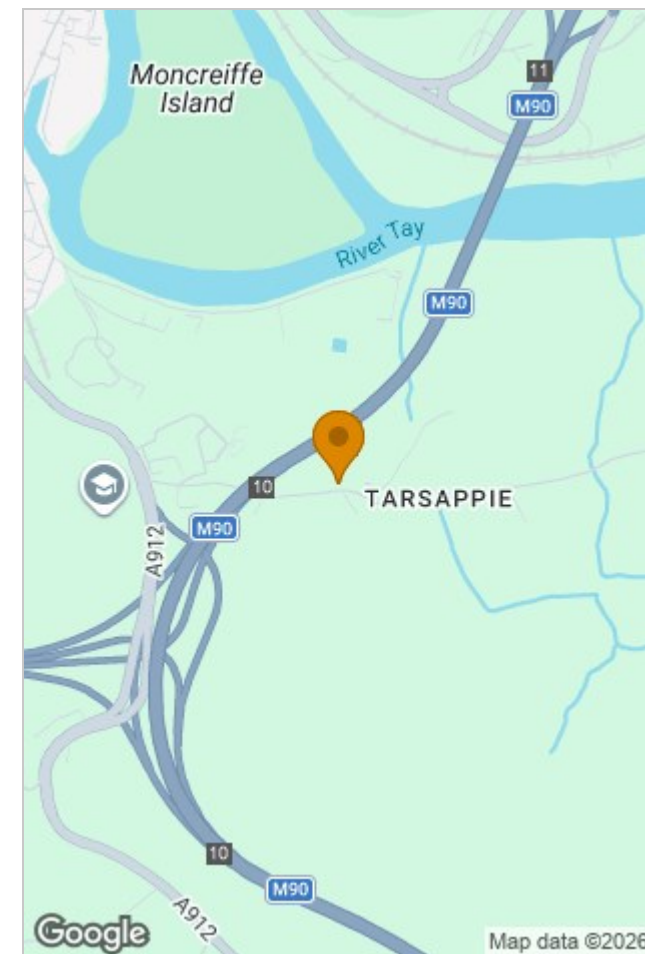
A range of day-to-day amenities are available locally, while Perth city centre, approximately two miles away, provides an extensive choice of shops, supermarkets, restaurants, cafés, leisure facilities, professional services and transport links. The location also benefits from excellent road connections, with access to the motorway network approximately one minute away. From here, Dundee can be reached in around 25 minutes, Edinburgh in approximately 50 minutes and Glasgow in around 1 hour 20 minutes, making the property well placed for commuting and travel throughout central Scotland. The location therefore combines the advantages of a well-established residential setting with convenient access to the wider facilities of Perth and excellent connectivity to Dundee, Edinburgh, Glasgow and beyond.







FLOOR PLAN



Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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