Wellwood Cottage,
44 Dundee Road,
Perth PH2 7AN

JAMESON + MACKAY
SOLICITORS AND ESTATE AGENTS

- *Semi-detached Cottage*
- *Good Location Close To Town Centre*
- *Gas Central Heating & Double Glazed*
- *Offers over £125,000 are invited*

1	2	1
Public Rooms	Bedrooms	Bathrooms

T: 01738 630 350

Accommodation

Substantial Semi-detached property offering good accommodation with double glazing, gas central heating and new carpets throughout. Whilst the property would benefit from some upgrading once done would make a fine family home.

The location is ideal for walking into Perth city centre, being a pleasant walk over the Queens Bridge. There is also leisure facilities close by. The city itself has a wide range of amenities including primary and secondary schools and with easy access to all major road links via the M90 and A9.

Entrance to the property is to the left hand side with a PVC double gazed door.

Hall: With a useful under stair store cupboard.

Lounge: Spacious room with window to front with shelving under; open fireplace; ceiling cornice; open plan to:

Dining Kitchen: Fitted with a range of base and wall units; tiled splashback; window to side along with timber casement double glazed velux windows.

Shower Room: Wet room with a white suite consisting of electric Mira shower; wash basin w.c. hand rails; electric fan and window to front.

Upper landing with window to side; store room housing boiler.

Bedroom 1: Good sized double bedroom with window to front with good open outlook.

Bedroom 2: Another good sized double bedroom with window to rear.

Externally there is a small terraced garden to the side with garden shed and lean to with seating area.

Council tax band: D EPC: E

to view:
T: 01738 630 350
E: property@jamesonmackay.co.uk

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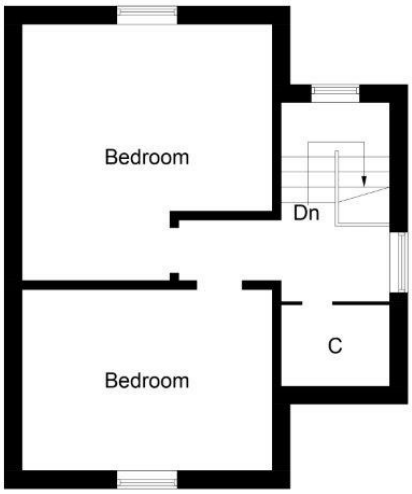
Ground Floor



First Floor

Lounge	13'10 x 13'8
Dining Kitchen	14'3 x 13'5
Shower Room	5'9 x 3'9
Store Room	5'10 x 4'2
Bedroom	13'5 x 10'1
Bedroom	13'8 x 13'8

YOUR PROPERTY SPECIALISTS

1 Charlotte Street, Perth PH1 5LP
T: 01738 630 350 F: 01738 643 430

71 High Street, Auchterarder PH3 1BN
T: 01764 663 830 F: 01764 663 135

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