



**4 Sandeman Court
Perth
PH1 2RD**

- MID-TERRACED VILLA
- VESTIBULE, HALL
- LOUNGE, NEW KITCHEN
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- SHOWER ROOM, WC
- GCH, DG, GARDENS

**Offers Over
£140,000**

It is important to read the Schedule and Home Report as these contain key information.



DESCRIPTION

This Mid-Terraced Villa has recently undergone a programme of renovation and is presented to the market in move-in condition. Offering spacious accommodation over two levels, it is an ideal property for a 1st time buyer or young family.

The Entrance Vestibule opens into the Hall which has an excellent storage cupboard below the stairs. The WC/Cloakroom is fitted with a two piece white suite. The Lounge is a bright, most generous sized room with windows to both the front and rear. The Kitchen, which was replaced in 2017, is fitted with a range of hi-gloss white units with co-coordinating "sparkle" worktops and feature skirting lighting. Integrated appliances include washing machine, dishwasher, fridge, freezer, gas hob, electric oven and overhead extractor hood. A door from here leads to the Conservatory, which is used by the present owners as a Dining Room. Doors open out to the rear garden.

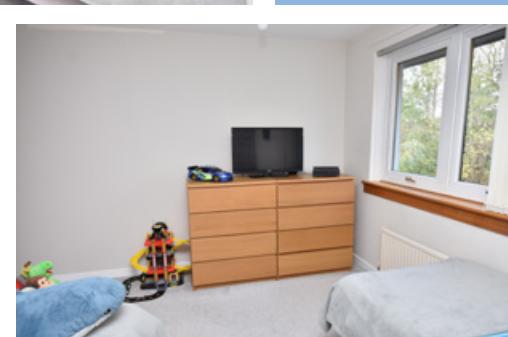
A carpeted staircase leads to the Upper Hall which has a window to the front and a built-in cupboard which houses the central heating boiler. Bedroom One is a well-proportioned double with window to the rear. Bedroom Two is another good sized room with the benefit of a large walk-in wardrobe. The Shower Room is fitted with a WC, wash hand basin and double shower enclosure with integrated shower.

Décor throughout is fresh and in modern tones and the flooring is a combination of carpet, laminate and vinyl. Benefits include gas central heating and double glazing.





mh



Ground Floor



First Floor



ACCOMMODATION

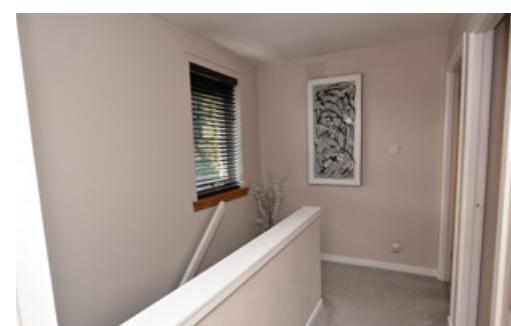
Vestibule	4'2" x 4'8"
Entrance Hall	6'7" (at widest point) x 12'9"
WC/Cloakroom	3'3" x 5'6"
Lounge	10'9" x 19'10"
Kitchen	9'2" x 10'10"
Conservatory	9'3" x 11'0"
Bedroom One	9'10" x 12'5"
Bedroom Two	9'2" x 12'9"
Shower Room	5'7" x 6'7"

INCLUDED IN SALE:

VIEWING: Contact our Perth Estate Agency Department on 01738 630222.

HOME REPORT VALUE/EPC RATING: £140,000 / C

COUNCIL TAX: Band C





LOCATION

Situated in a peaceful cul-de-sac in the Tulloch area of Perth, close to schools, shopping and recreational amenities. There is a regular bus service to the City Centre and further afield. Easy commuting links to other towns and cities.

DIRECTIONS

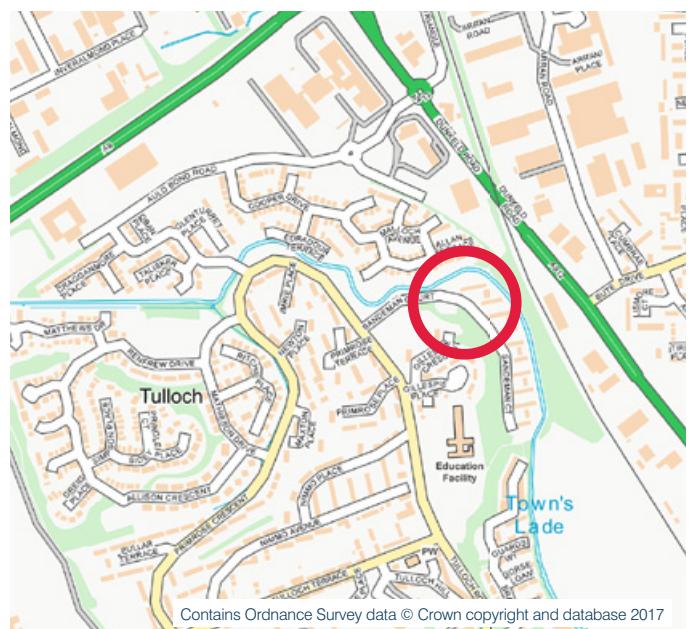
From the City Centre head onto the A85 Crieff Road. Take the second exit from the mini-roundabout, continuing on Crieff Road. At the traffic lights proceed right onto Tulloch Road. Continue straight ahead over three mini-roundabouts then take the second exit at the next one into Sandeman Court. The property is located in the first cul-de-sac on the left hand side.

OUTSIDE

The rear garden is fully enclosed and landscaped with areas of paving and large timber deck, providing an ideal spot in which to relax and entertain. There is a gate to the rear used for access for wheelie bins. Garden shed. To the front of the property is a small area of border laid to chipped stones for ease of maintenance.

SCHOOLING

Catchment area for Tulloch , St Ninians or Our Lady's Primary Schools and Perth Grammar School or St John's Academy.



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First and foremost - your interests



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