

IRVING  
GEDDES

w.s. | solicitors | estate agents

7 MCLEISH PLACE, PERTH, PH1 2UL

OFFERS OVER £170,000





7 McLeish Place, Perth, PH1 2LU

We are delighted to offer for sale this very well presented three bedroom semi-detached villa situated at the end of a quiet cul de sac. Located in a sought after residential development, the property boasts well proportioned accommodation comprising on the ground floor; ENTRANCE HALL, large LOUNGE, DINING ROOM with sliding doors leading to a paved patio and fully fitted KITCHEN. There are THREE BEDROOMS & a FAMILY BATHROOM on the upper floor. The property is warmed by gas central heating and is double glazed throughout.

Externally the private garden to the front is laid to lawn with a paved drive to the side. The fully enclosed rear garden is again laid to lawn and has a raised patio, timber shed, bordered by a timber fence and has an attractive woodland backdrop.

A fine family home in a prime location, presented in true move-in condition & likely to have broad appeal. Early viewing advised.

**Entrance Hall** - 1.40m x 1.12m (4'7" x 3'8")      **Lounge** - 4.45m x 3.81m (14'7" x 12'6")

**Dining Room** - 2.92m x 2.77m (9'7" x 9'1")      **Kitchen** - 2.92m x 2.54m (9'7" x 8'4")

**Bed 1** - 3.56m x 2.64m (11'8" x 8'8")      **Bed 2** - 3.25m x 2.57m (10'8" x 8'5")

**Bed 3** - 2.67m x 2.62m (8'9" x 8'7")      **Bathroom** 2.03m x 1.65m (6'8" x 5'5")

IRVING  
GEDDES  
w.s. | solicitors | estate agents







These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

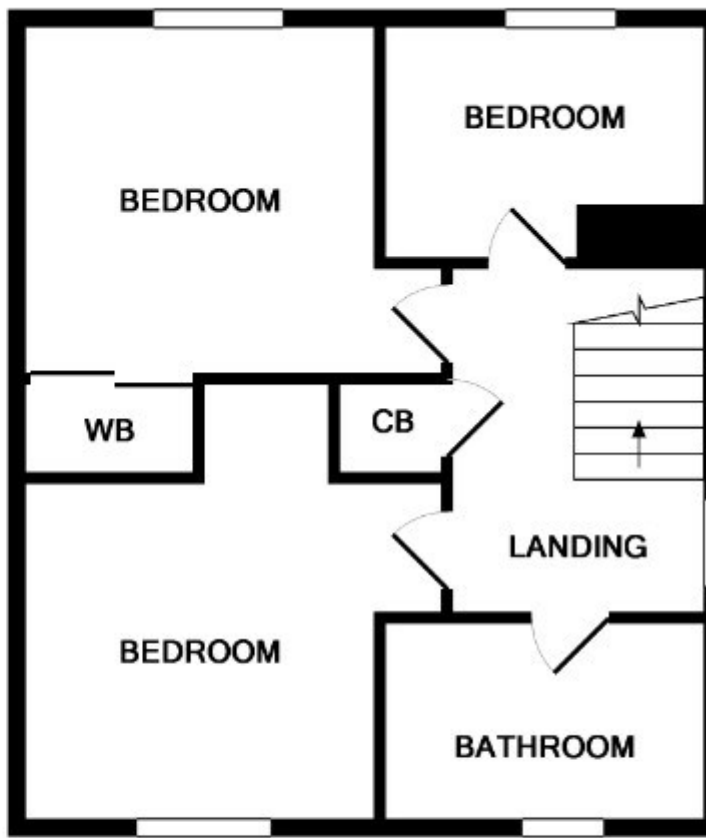
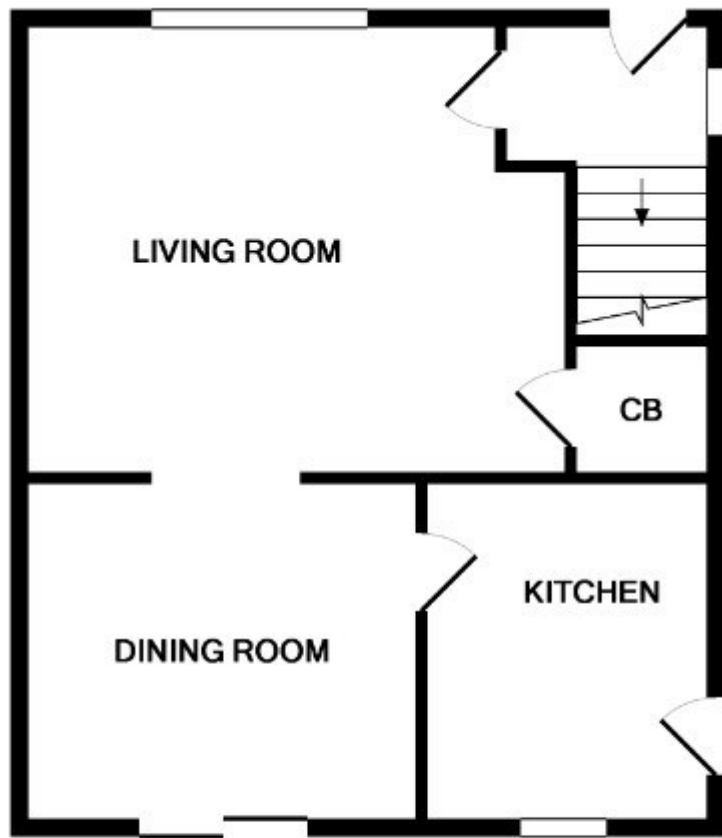












**Energy Performance** Rated 'D' for efficiency.

**Directions** From Perth City centre travel on to the Crieff Road (A85), turning off onto Tulloch Road. Carry on straight on to Primrose Crescent, turning right on to Mathieson Drive (just after the turn off for Auld Bond Road). Follow the turn off to the right onto Renfrew Drive past the park and football pitch then turn left on to Allison Crescent. Carry on up the hill passing Hewat Place and take the next right turn into McLeish Place. Number 7 is located straight ahead at the top of the cul-de-sac

**Viewing** Strictly by appointment through Irving Geddes - 01764 670325/653771.



**Thinking of selling?**  
Call us now for a free valuation for your own property.

**Crieff**  
25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
6 The Square, PH15 2DD  
Tel: 01887 822722