



3 Langley Place,
Perth PH2 7XB

Offers Over £330,000

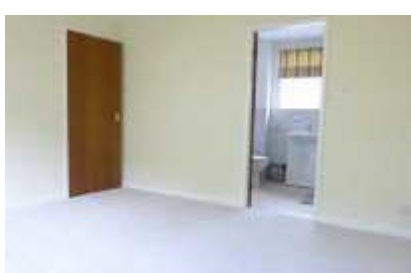
This is a substantial four bedroom detached villa ideally situated at the bottom of an exclusive residential cul-de-sac in the much sought after Kinnoull area of Perth. The city centre, commuter bus routes and arterial road links to the city bypass and motorway system are easily accessed by car or on foot. The property enjoys a high degree of seclusion and shelter which is provided by mature hedging. The gardens are well tended and accessed by a private drive leading to an attached double garage with an electric remote opening door.

A glance at the floor plan can only illustrate the internal layout therefor viewing is essential to fully appreciate the generous dimensions as well as the bright and airy rooms. Feature of the property include a spacious modern fitted kitchen/diner with views to the garden, fresh decor neutral decor and floor coverings, double glazed windows and entrance porches to the front and rear of the building. The house is heated by gas fired central heating which is backed up by the double glazed windows and cavity wall insulation. Extras included as part of the sale are integrated gas hob, electric double oven, fridge, fitted carpets, light fittings and blinds. Some of the remaining items of furniture as seen can be included at the vendors discretion. EPC - D.

- 4 Bedroom detached villa
- Residential cul-de-sac
- Good level of seclusion
- En-suite Shower room
- Mod. Fitted Kitchen/Diner
- Double Glazing & Gas Central heating
- Double garage/electric operated door
- Fresh decor and floor coverings



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Lounge	18'5 x 11'10	(5.61m x 3.61m)
Dining	11' x 9'10	(3.35m x 3.00m)
Kitchen Diner	18'9 x 13'	(5.72m x 3.96m)
Utility	7' x 5'1	(2.13m x 1.55m)
Cloakroom/WC	5'8 x 5'	(1.73m x 1.52m)
Master Bedroom	12'5 x 12'2	(3.78m x 3.71m)
En-suite Shower	7'8 x 5'7	(2.34m x 1.70m)
Bedroom	11'11 x 6'5	(3.63m x 1.96m)
Bedroom	15'1 x 9'3	(4.60m x 2.82m)
Bedroom	9'2 x 8'8	(2.79m x 2.64m)
Family bathroom	8'6 x 5'7	(2.59m x 1.70m)
Garage	22'7 x 15'9	(6.88m x 4.80m)



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