

9 Glenlyon Road Perth PH2 0AG

Offers Over £230,000

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



3 Bedroom - 1 Shower room - 1 Living Room

Discover your ideal home in the desirable Craigie area of Perth with this charming 3-bedroom terraced villa.

Offering a perfect blend of comfort and convenience, this beautifully maintained property features spacious living areas, modern finishes, and ample storage. The bright lounge welcomes you with warm natural light, leading to a well-equipped kitchen ideal for family meals and entertaining guests.

You will find a double bedroom on the ground level of the home, with a further 2 bedrooms upstairs, providing peaceful retreats, complemented by a stylish bathroom.

The private rear garden is perfect for the avid Gardner, with 2 powered sheds and a newly fitted powered greenhouse. Located close to local amenities, schools, and excellent transport links, this villa presents an excellent opportunity for families, professionals, or investors seeking a comfortable and convenient lifestyle in Perth. Don't miss out on this fantastic home—schedule your viewing today!



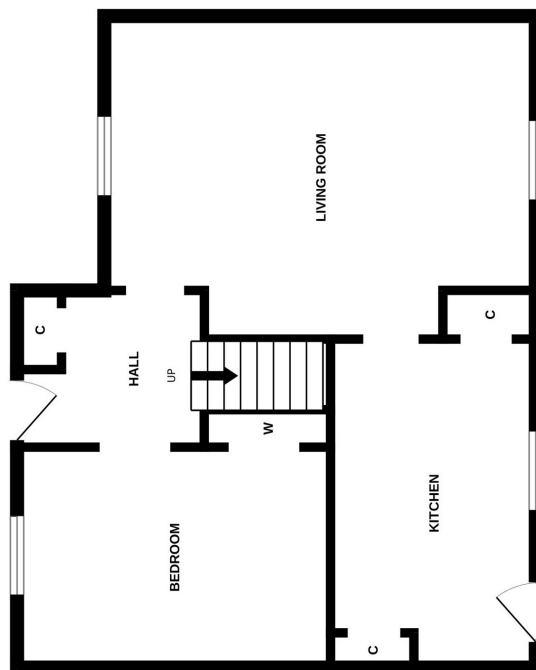
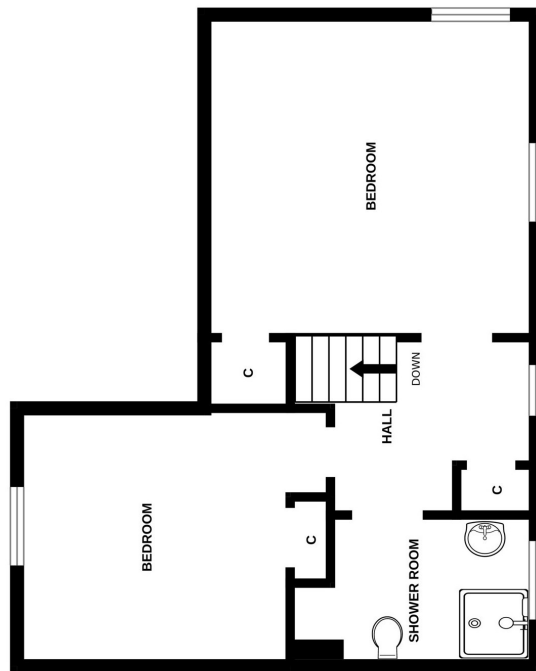
- * EPC Rating: D

- * Council Tax: Band: C

- * Local Authority: PKC

Measurements: (in meters)





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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.