



12 Brocks Road, Perth, PH2 0GD
Offers over £350,000

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- Modern detached villa
- Spacious living room
- Open aspect to rear garden
- Gas central heating
- Good storage space
- 4 bedrooms 2 en-suite
- Dining Kitchen
- Off-street parking & garage
- Double glazing
- Move-in condition

This modern 4 bedroom (2 en-suite) detached family villa is located within a sought-after development just off Glasgow Road in Perth and within easy reach of excellent local and national travel links. Presented in move-in condition and benefitting from a wealth of storage space, this lovely home also features gas central heating, double glazing, off-street parking, a garage and a very private rear garden with some fine views.

On the ground floor there is a welcoming entrance hallway, a bright and spacious lounge, large dining kitchen, a home office/family room, utility room and a handy downstairs WC. On the first floor there is a modern family bathroom, spacious master bedroom with en-suite shower room, a further en-suite double bedroom and two additional double bedrooms. To the front of the property there is an area of lawn and a double width driveway. The garden to the rear is a great size and features a slabbed terrace and large area of lawn. It also enjoys a bright open aspect and far-reaching views.

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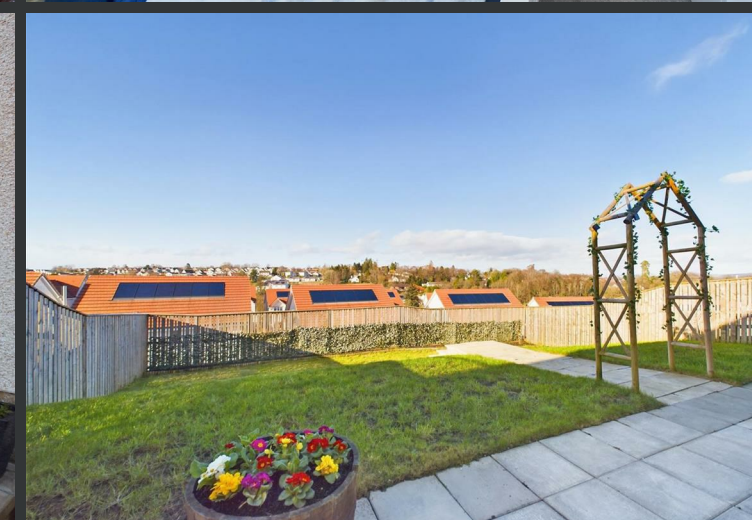




Location

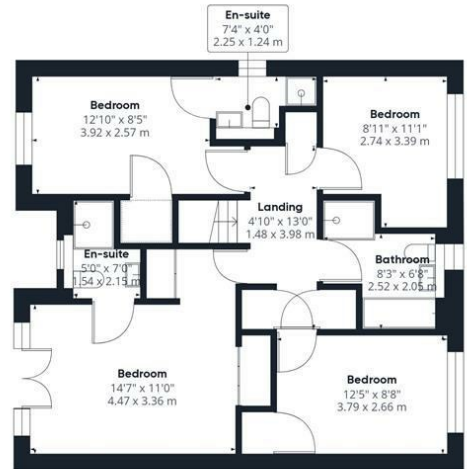
The property is conveniently located off the Glasgow Road and within walking distance of local shops, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and dual-carriageway.







Ground floor



Floor 1



Approximate total area^m

1349.8 ft²
125.4 m²

Reduced headroom

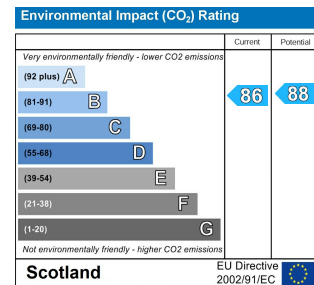
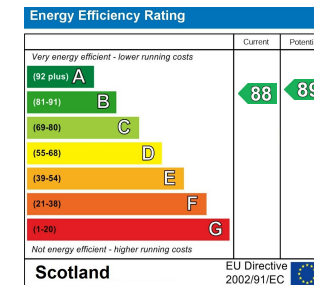
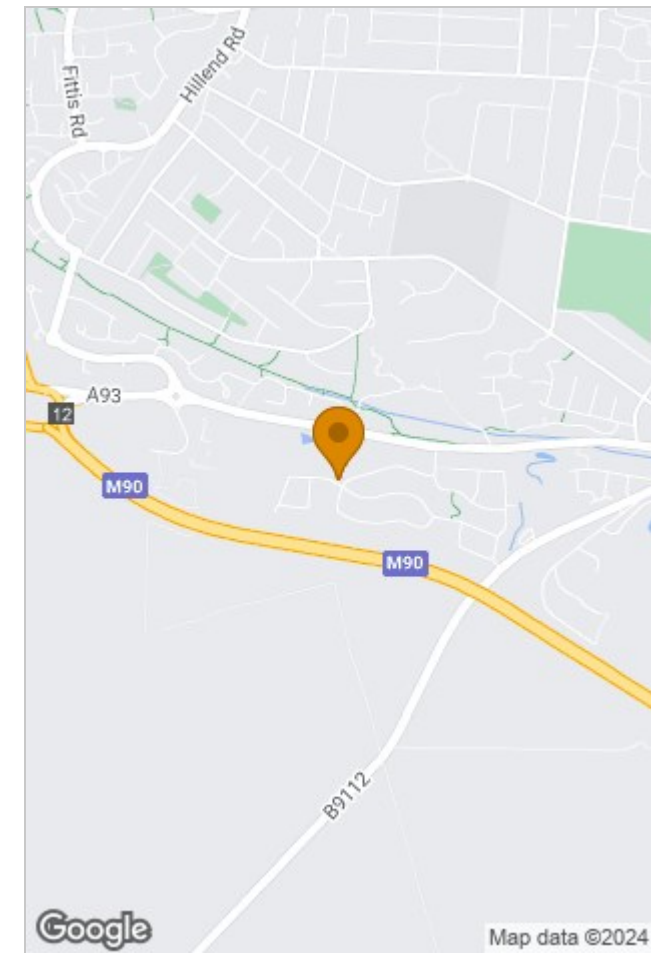
3.97 ft²
0.37 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

