



26 Kirkton Road, Perth, PH2 0AF
Offers over £335,000





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- 4 bedrooms 2 en-suite
- Modern dining kitchen
- Double glazing
- Good storage space
- Move-in condition
- Spacious living room
- Gas central heating
- Off-street parking & garage
- Easy access to travel links
- Modern detached villa

This modern 4 bedroom (2 en-suite) detached villa is located within the popular Charlotte Gate development in Perth, just off Glasgow Road. Ideally positioned for easy access to national travel links, the city centre and local schooling, the property boasts generous living space which is enhanced by plentiful storage. It also features gas central heating, double glazing, off-street parking, a garage, a very private rear garden and some fine views.

On the ground floor there is a hallway with under-stair cupboard, a handy WC, spacious living room, dining kitchen and a separate utility room. Onto the first floor there is a family bathroom and four bedrooms – two of which feature their own en-suite shower rooms. To the front of the property there is a wide driveway providing parking and an area of lawn with mature shrubs. The attractive garden to the rear is very private and features two slabbed patios, a large area of lawn and some decorative planting. It is also fence-enclosed making it ideal for children and dogs.

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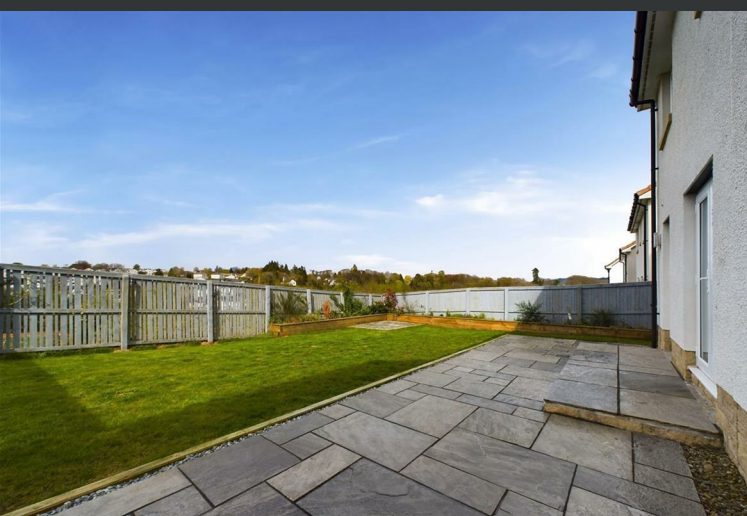




Location

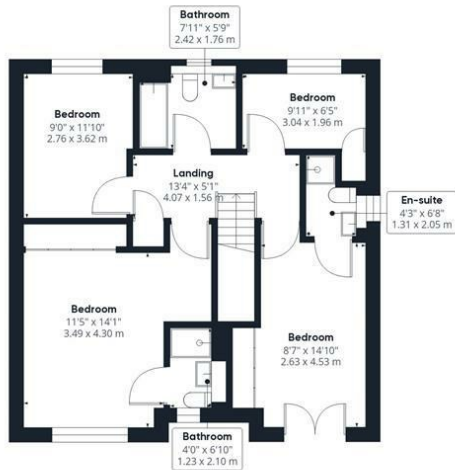
The property is conveniently located off the Glasgow Road and within walking distance of local shops, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and dual-carriageway.







Ground floor



Floor 1

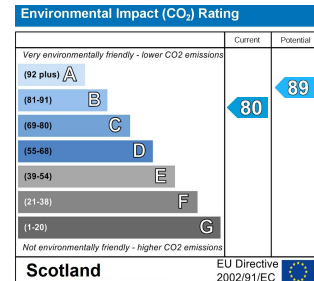
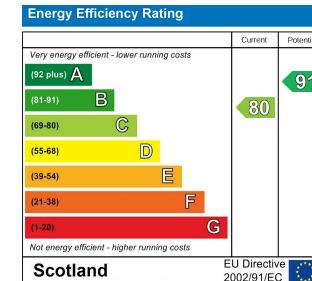
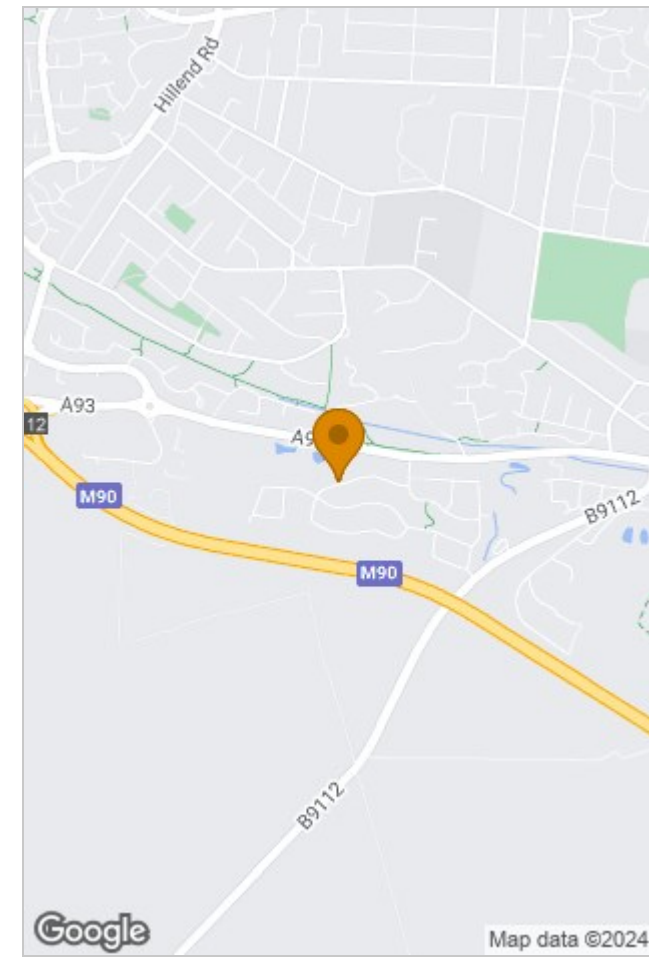


Approximate total area⁽¹⁾
 1460.76 ft²
 135.71 m²

(1) Excluding balconies and terraces

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.

