


**Lindenbank** 8 Strathearn Terrace, Perth, PH2 0LS

  
**Possible**  
Making It Possible



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## Lindenbank 8 Strathearn Terrace, Perth, PH2 OLS

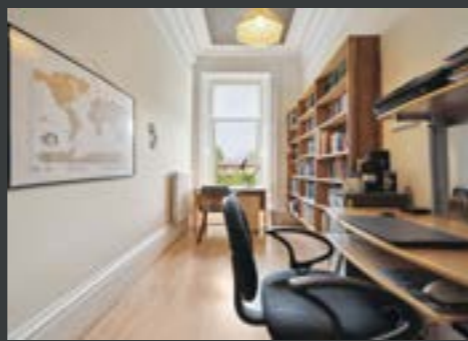
- Notably generous semi-detached villa
- Four bedrooms and office
- Two reception rooms
- Sizeable loft space
- Large double plot

- Off-street parking & garage
- Gas central heating
- South-facing garden
- Very private position
- Easy access to travel links

This most impressive semi-detached Victorian villa enjoys a very private and convenient location just off Glasgow Road and offers exceptionally spacious and bright accommodation throughout. Boasting four bedrooms, two reception rooms and an office, the property sits within a double plot resulting in generous garden grounds and plentiful off-street parking. Rich in charm and character, it also features gas central heating, a sizeable loft space, some pleasant views, a detached garage and easy access to the city and national travel links.

On the ground floor there is an impressive reception hall, a large living room, formal dining room, a useful office, generous utility room, attractive dining kitchen, a useful downstairs WC and rear hallway. On to the first floor there is a family bathroom, separate WC, four bedrooms and upper landing with stairs leading up to the sizeable loft space. The property enjoys a very peaceful and secluded position on the street and sits within a double plot size resulting in generous garden grounds to the front, side and rear. The grounds feature a selection of colourful plants, trees and shrubs, some lovely seating areas, sections of lawn, a vegetable patch, greenhouse, decorative flowerbeds, slabbed patios and off-street parking. There is also a garage equipped with power and lighting. The garden grounds also enjoy a high degree of privacy and a sunny south-facing aspect.





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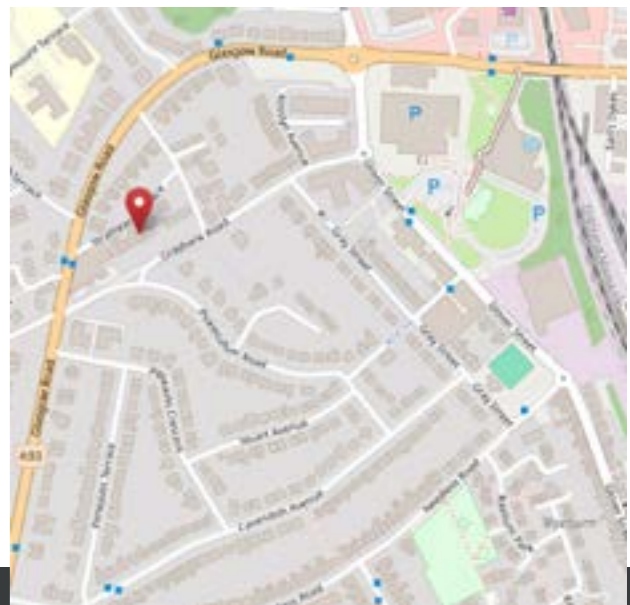
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**LOCATION**

Ideally positioned just off the Glasgow Road, Strathearn Terrace offers easy access to the city centre and its many shops and services are well within walking distance as well as local supermarkets, swimming baths, gym and ice rink. Excellent road links to all the major towns and cities can also be found just a short distance up the Glasgow Road towards the Broxden roundabout.





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**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



GRAND TOTAL AREA  
 TOTAL: 287 sqft/26.68 sqm  
 FLOOR 1: 188 sqft/17.30 sqm, FLOOR 2: 128 sqft/11.88 sqm  
 (SEE ALSO DIMENSIONS AND REPRESENTATIONS, ACTUAL MAY VARY)