



**33 Lingay Court, Perth, PH1 3DE**  
**Offers over £128,000**

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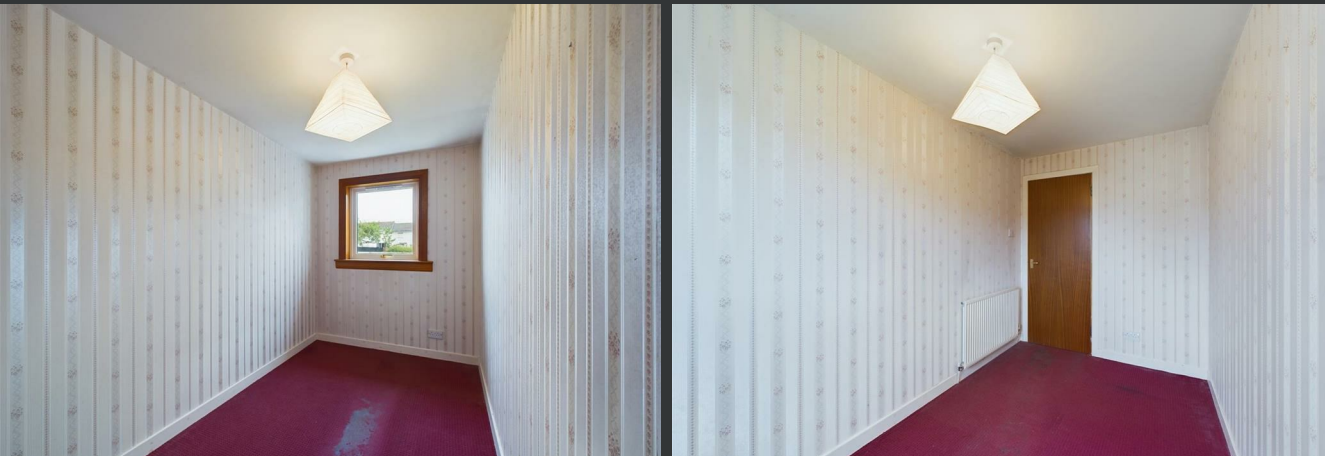
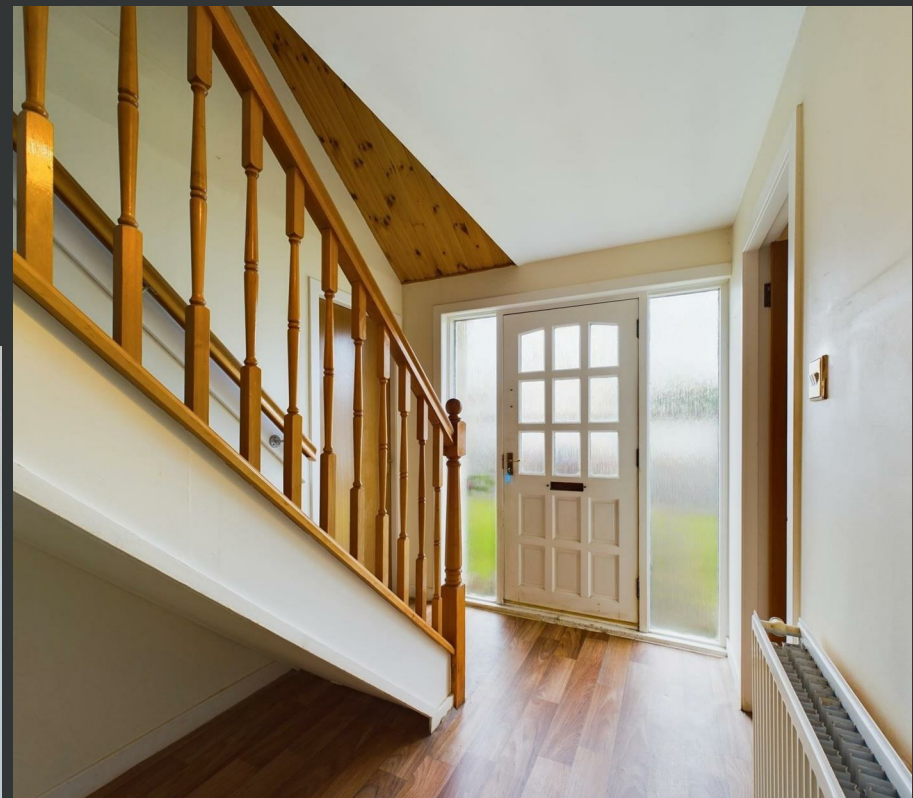
## 33 Lingay Court Perth, PH1 3DE

- Terraced family villa
- Spacious living room
- Gas central heating
- Very private rear garden
- Popular area
- Three bedrooms
- Dining kitchen
- Double glazing
- Plenty of natural light
- Plentiful parking to front

Welcome to 33 Lingay Court - a charming terraced home within the popular North Muirton residential area of Perth. This property boasts three bedrooms, perfect for a growing family or those in need of extra space. One of the standout features of this house is the abundance of natural light that floods the rooms, creating a warm and inviting atmosphere throughout. The generous accommodation provides ample room for all your needs, whether it be a cosy night in or entertaining guests.

Step outside into the very private rear garden, a peaceful space where you can relax and unwind in peace. Imagine enjoying your morning coffee or hosting a summer barbecue in this secluded outdoor space. Conveniently located, this property offers easy access to amenities and schools, making daily errands and school runs a breeze. Whether you need to pop to the shops or drop off the kids at school, everything is within reach.

Offers over £128,000



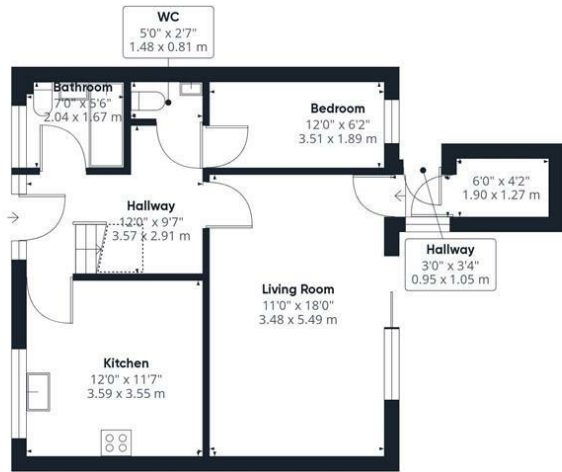


### Location

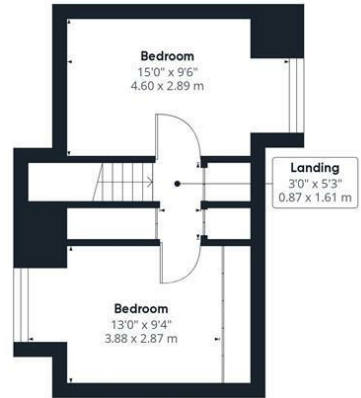
The property lies within easy reach of the various local amenities within North Muirton including, nursery, primary school, secondary school, local super market, regular bus service and some pleasant walks along the picturesque North Inch and River Tay.







Ground floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 908.8 ft<sup>2</sup>  
 84.43 m<sup>2</sup>

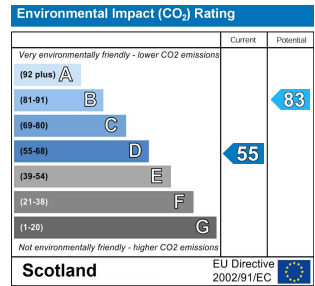
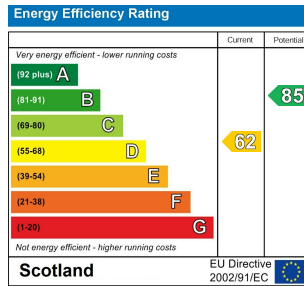
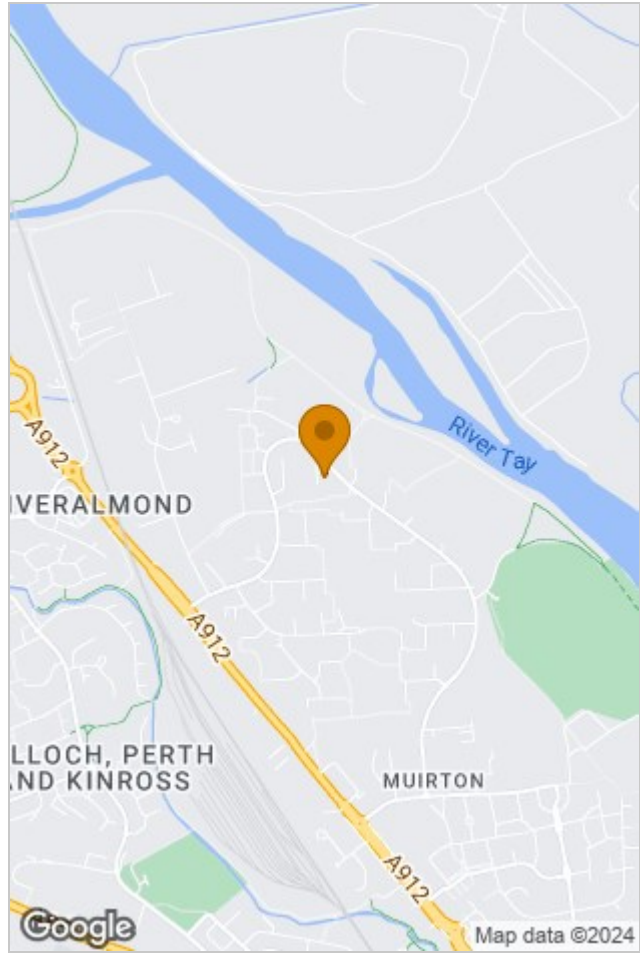
**Reduced headroom**  
 12.38 ft<sup>2</sup>  
 1.15 m<sup>2</sup>

(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.

