



1 Wellshill Terrace, Perth, PH1 1PF
Offers over £255,000

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1 Wellshill Terrace Perth, PH1 1PF

- Traditional semi-detached villa
- Spacious living room
- Bright conservatory
- Plentiful off-street parking
- Gas central heating
- Three bedrooms
- Dining room
- Very private rear garden
- Peaceful location
- Double glazing

Welcome to 1 Wellshill Terrace in Perth - a charming and characterful semi-detached house that is sure to steal your heart. This delightful property boasts two reception rooms, three bedrooms, kitchen, bright conservatory and a well-maintained bathroom.

One of the standout features of this lovely home is the very private rear garden, perfect for enjoying some peace and tranquillity. Situated in a peaceful cul-de-sac, you can relish the quiet surroundings and escape the hustle and bustle of city life. Convenience is key with this property, as it offers easy access to the city centre and a range of amenities. With parking space for up to three vehicles, you'll never have to worry about finding a spot after a long day out.

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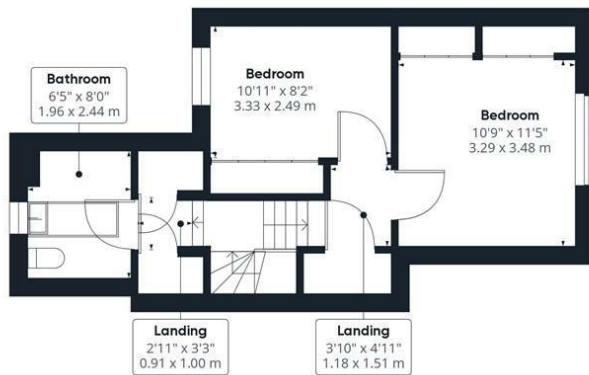
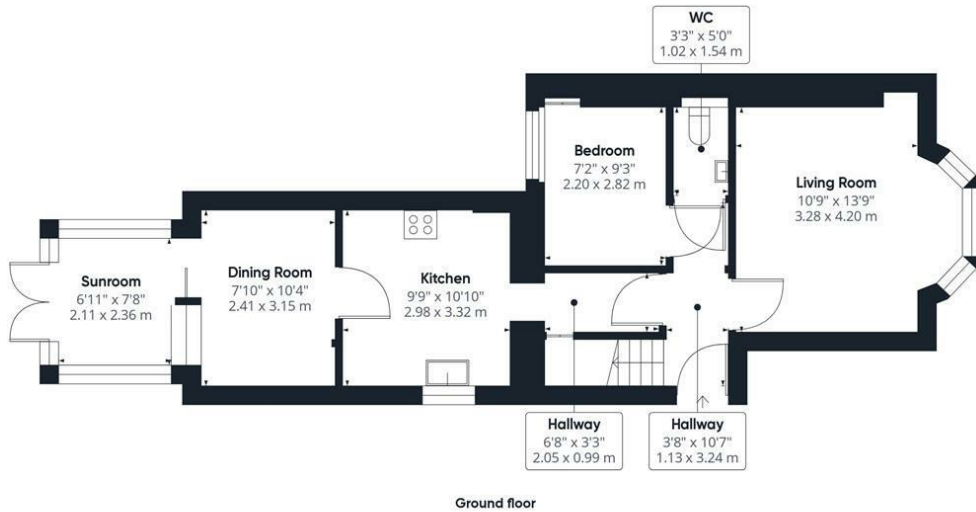


Location

The property is conveniently located and boasts easy access to Perth City Centre via regular bus routes as well as other travel links via the Broxden and Crieff Road roundabouts and is within easy reach of local amenities, primary and secondary schools, Perth College, local supermarkets and Perth Royal Infirmary.







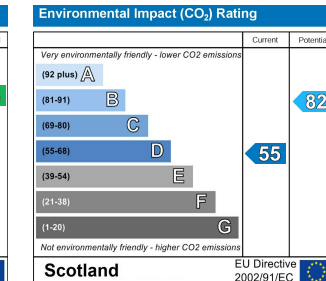
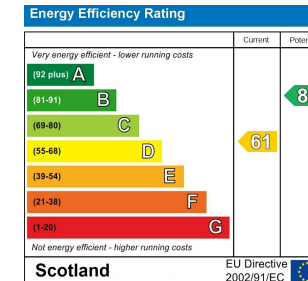
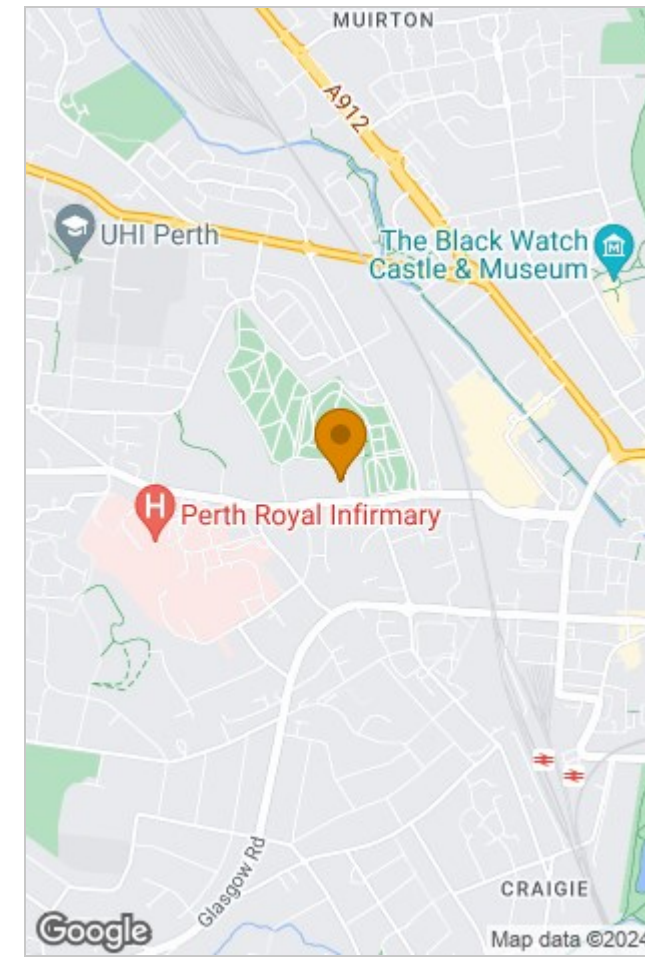
Approximate total area[®]
978.55 ft²
90.91 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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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.

