



20 Thriepland Wynd, Perth, PH1 1RH  
Offers over £200,000

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## 20 Thriepland Wynd Perth, PH1 1RH

- Semi-detached villa
- Generous living room
- Gas central heating
- Attractive rear garden
- Sought-after street
- Three bedrooms
- Dining room
- Double glazing
- Off-street parking
- Easy access to travel links

Say hello to 20 Thriepland Wynd in Perth - an attractive semi-detached home that offers the perfect blend of comfort and convenience. This delightful property boasts three bedrooms, off-street parking, and an attractive rear garden - ideal for a growing family or those in need of extra space.

Situated in a sought-after location, this home provides easy access to travel links and amenities, making daily life a breeze. The convenience of off-street parking ensures you'll never have to worry about finding a spot after a long day out. Step into the house and be greeted by the warmth of gas central heating and the comfort of double glazing, creating a cosy atmosphere all year round. The attractive rear garden is a tranquil oasis, perfect for relaxing or entertaining guests on sunny days. Don't miss the opportunity to make this house your home - a place where modern comfort meets a desirable location.

Offers over £200,000

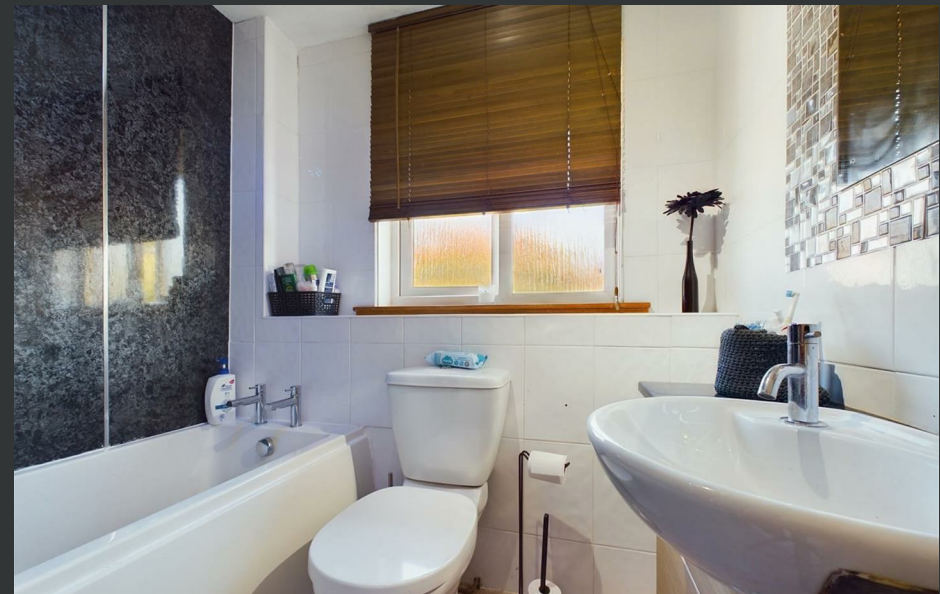






## Location

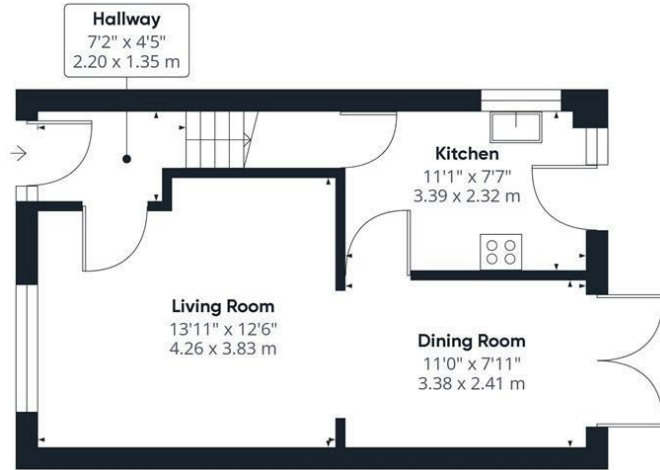
Thriepland Wynd is a sought-after street within the Western Edge area of Perth with easy access to many local amenities, travel links and also the SSE Headquarters. Local schools, bus stops and a supermarket can all be found within walking distance.



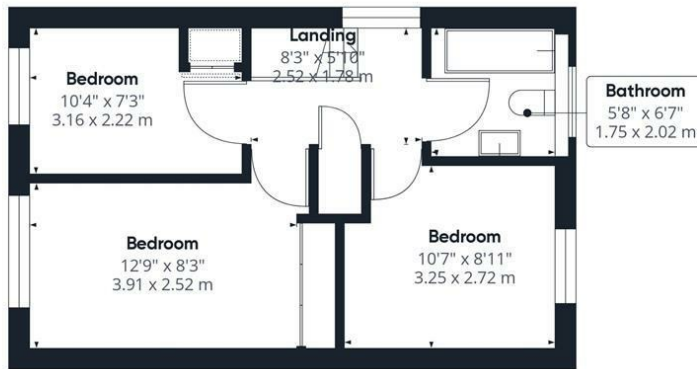








Ground floor



Floor 1



Approximate total area<sup>®</sup>

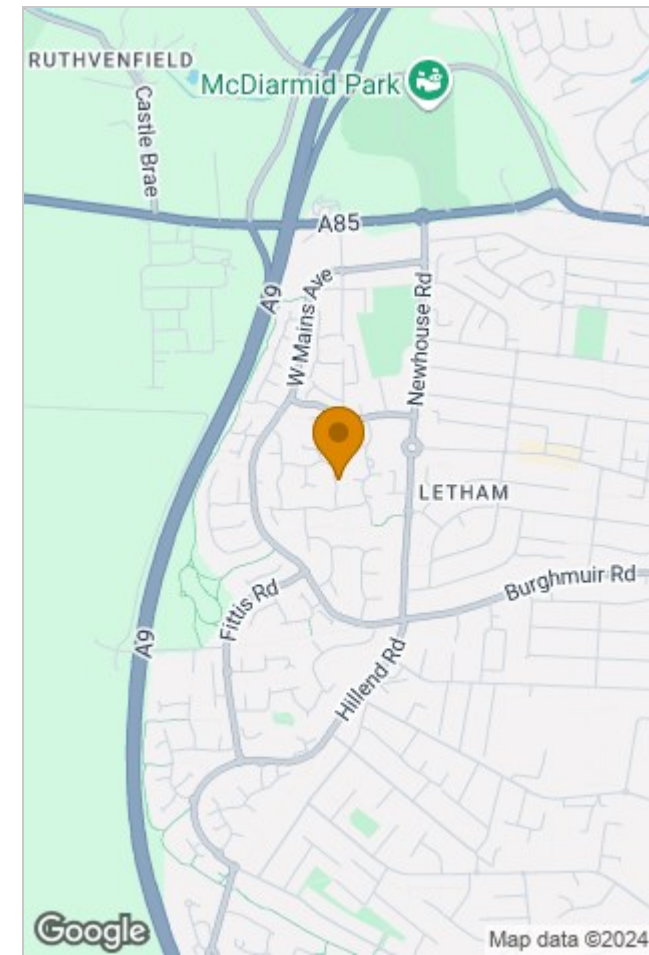
755.84 ft<sup>2</sup>  
70.22 m<sup>2</sup>

(1) Excluding balconies and terraces

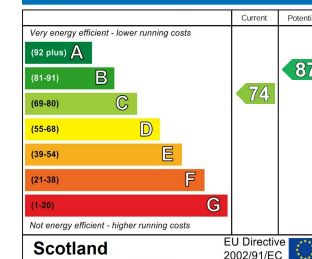
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

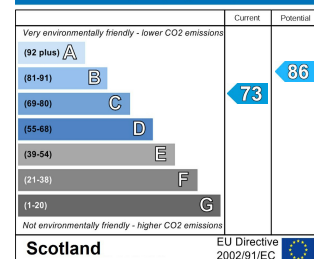
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



## 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.

