



9 Duff Street, Perth, PH1 0AE  
Offers over £310,000









## 9 Duff Street Perth, PH1 0AE

- Stylish detached villa
- Fantastic open-plan kitchen/dining/lounge
- Highly energy efficient
- Immaculate condition
- Low maintenance garden
- 4 bedrooms 1 en-suite
- Excellent storage space
- Off-street parking & integral garage
- Easy access to travel links
- Wealth of natural light

Welcome to this stunning detached home located within a small, secluded cul-de-sac in Bertha Park. This beautifully maintained home offers the perfect blend of modern comfort and style, featuring four generously sized bedrooms—ideal for growing families or those seeking extra space. With two sleek and contemporary bathrooms, say goodbye to morning queues and enjoy the luxury of convenience.

Upon entering, you'll be captivated by the bright and spacious open-plan living area that seamlessly combines the living room, dining space, and a modern kitchen. Perfect for hosting gatherings or simply unwinding with family, this versatile layout makes day-to-day living a delight. Presented in immaculate condition, this home is move-in ready, ensuring a smooth and stress-free transition. A key highlight of this property is its exceptional energy efficiency. Designed to minimise your carbon footprint, this home helps you save on energy costs while contributing to a greener future. Thoughtfully designed with ample storage throughout, it offers all the space you need to keep your home organized and clutter-free. For parking, there's no shortage of space. With a private driveway accommodating two cars plus the added benefit of a garage, you'll have all the room you need for the whole family.

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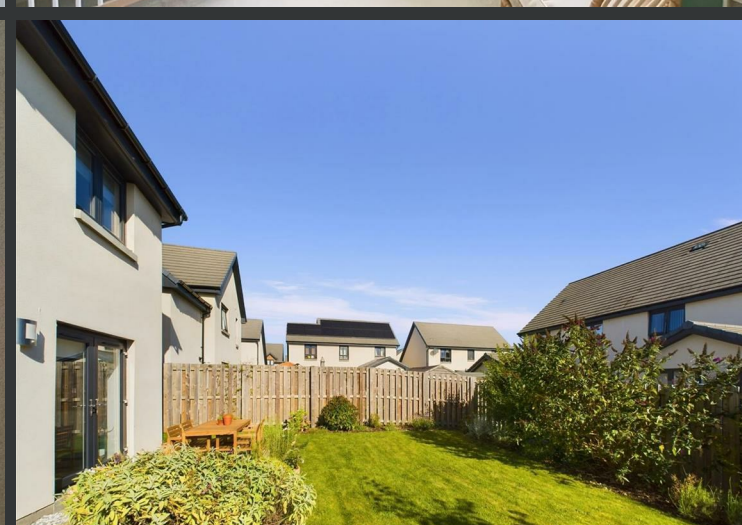


## Location

The new Bertha Park residential area is located towards the western side of Perth. There is a new high school recently opened, and other schooling can be found a short distance away. The property is ideally located for the commuter with the nearby A9 obtaining easy access to larger cities. The city of Perth offers a range of facilities including supermarkets, theatres, restaurants, pubs, professional offices, local shops, post office and recreational facilities.



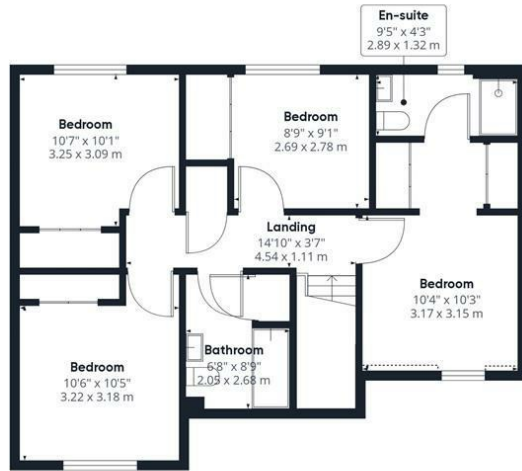








Ground floor



Floor 1



**Approximate total area**

1382.84 ft<sup>2</sup>  
128.47 m<sup>2</sup>

**Reduced headroom**

2.15 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

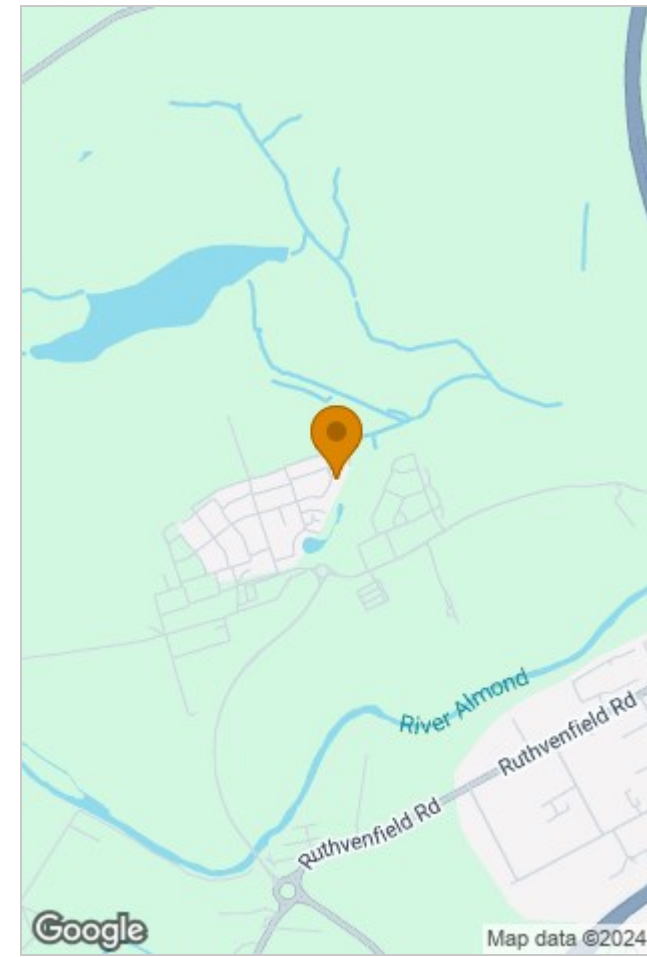
**Reduced headroom**

..... Below 5 ft/1.5 m

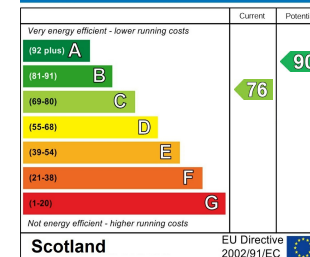
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

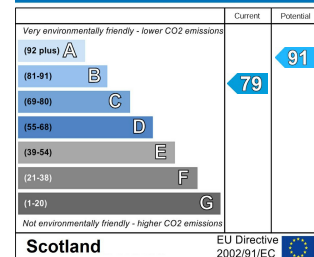
GIRAFFE 360



**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.

