



16 Berwick Brae, Perth, PH2 0TN
Offers over £169,950

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16 Berwick Brae Perth, PH2 0TN

- Ground floor cottage apartment
- Large open-plan lounge/kitchen/dining
- Highly energy efficient
- Double glazing
- Off-street parking for 2 cars
- Two bedrooms
- Private front door
- Gas central heating
- Private south-facing courtyard garden
- Chain Free

Welcome to 16 Berwick Brae, Perth - a charming, convenient location that could be the perfect setting for your new home. This delightful ground floor cottage apartment boasts a modern design with high-quality fixtures and fittings, presenting itself in superb condition since its construction in 2019 by highly regarded local builders A&J Stephen.

With a large open-plan living/dining room/kitchen, two bedrooms, and a stylish bathroom, this property offers a cosy yet spacious living environment spanning across 678 sq ft. The property is not only aesthetically pleasing but also very energy efficient including automatic climate control in the kitchen and bathroom, ensuring your comfort while being mindful of the environment. Convenience is key with this property as it provides easy access to travel links and the city centre, making commuting a breeze. Additionally, the off-street parking for two cars adds a touch of practicality to this lovely home, ensuring you never have to worry about finding a parking spot. The property also features a quiet, south-facing, sunny exterior with a lovely park area immediately in front. Whether you're looking to settle down in a peaceful location or seeking a property with modern amenities and easy access to amenities, this eye-catching home at Berwick Brae has it all.

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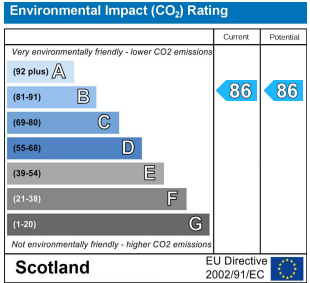
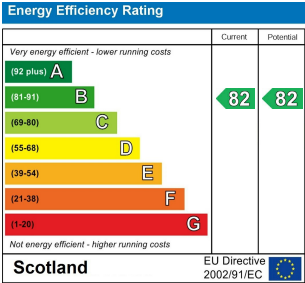
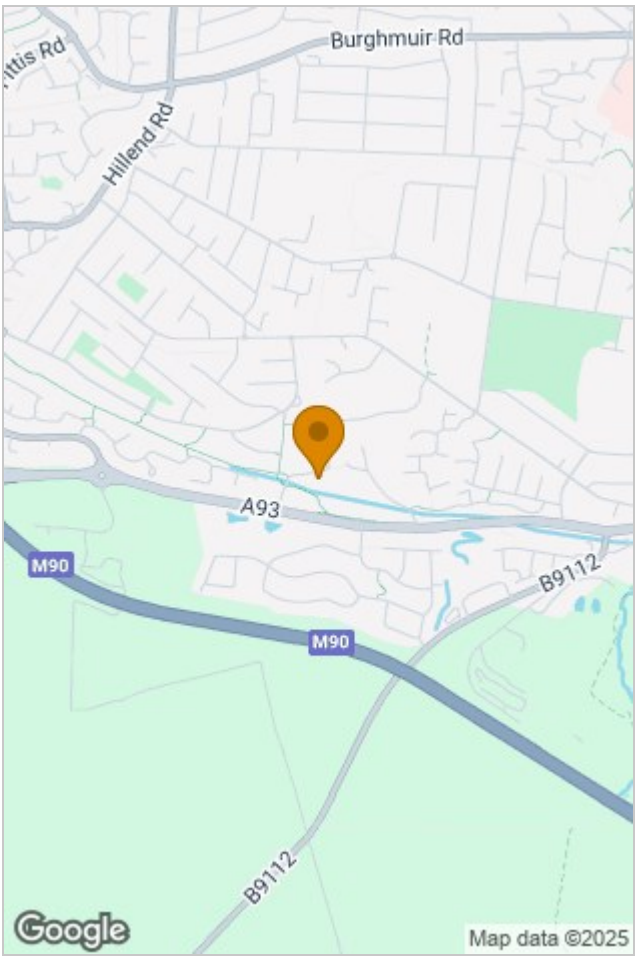
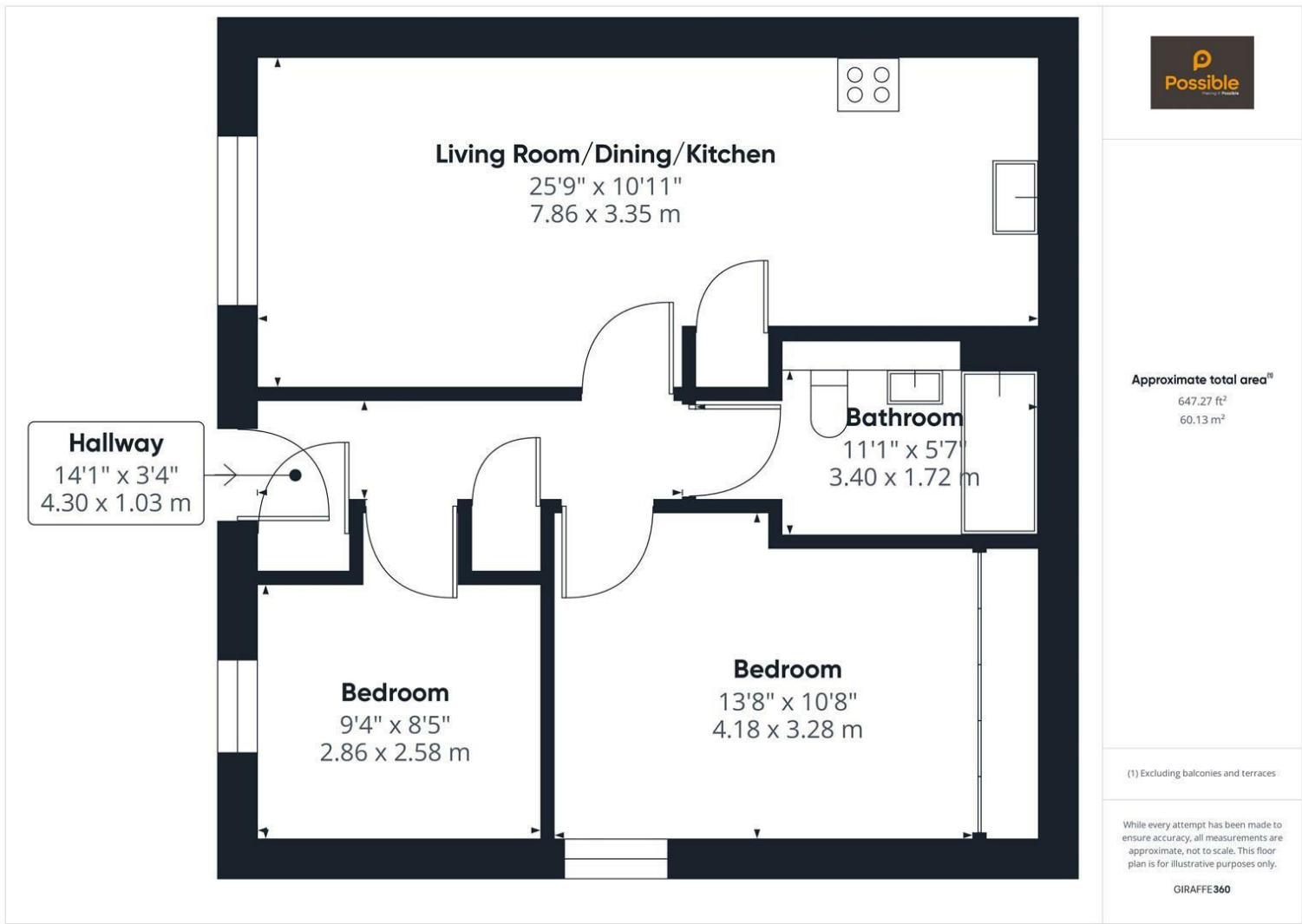


Location

The property is conveniently located off the Glasgow Road and within walking distance of local shops, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and dual-carriageway.







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.