



3 Beechgrove Terrace, Perth, PH1 1HZ  
Offers over £267,500

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## 3 Beechgrove Terrace Perth, PH1 1HZ

- Extender 2-bedroom bungalow
- Modern kitchen with integrated appliances
- Stylish shower room
- Low-maintenance front garden with off-street parking
- Enclosed rear garden with patio and lawn
- Spacious lounge and separate dining area
- Two well-sized double bedrooms
- Double glazing and gas central heating
- Carport to side
- Sought-after, quiet residential location

**\*\*Closing date set for Wednesday 23rd April at 12.00\*\*** Tucked away in a peaceful residential pocket of Perth's sought-after Oakbank area, 3 Beechgrove Terrace is a beautifully presented and extended detached bungalow offering spacious, single-level living. This well-maintained home features a bright and airy lounge that flows seamlessly through to a dedicated dining area—ideal for hosting or relaxing in comfort. The stylish kitchen is fitted with sleek gloss units, integrated appliances and a view out over the rear garden. There are two generous double bedrooms, both neutrally decorated, offering excellent storage potential. The modern shower room is smartly tiled and includes a walk-in enclosure and vanity sink unit.

Outside, the front is low maintenance with off-street parking and a handy carport, while the enclosed rear garden boasts a lovely mix of lawn and patio, perfect for enjoying sunny afternoons or pottering about. With double glazing, gas central heating and a layout that makes the most of its footprint, this home would suit a range of buyers—from downsizers to first-time purchasers. It's just a short walk to local amenities and a quick hop into the city centre or onto key transport routes.

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## Location

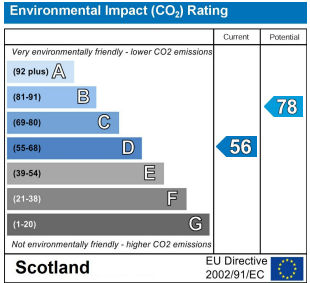
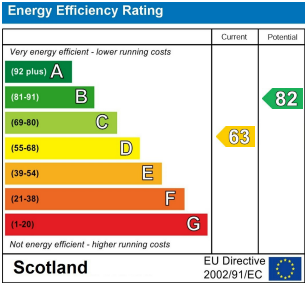
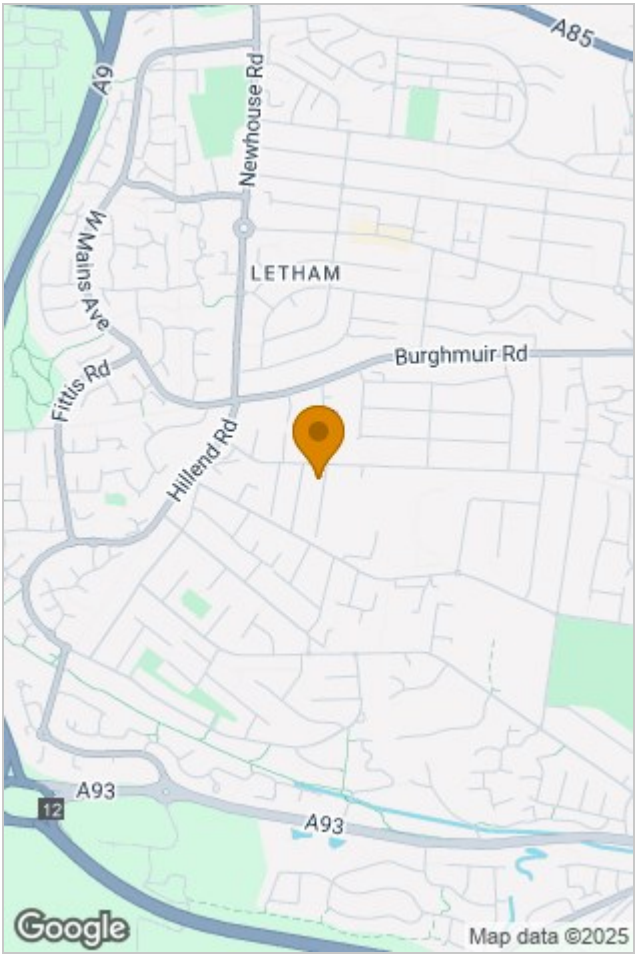
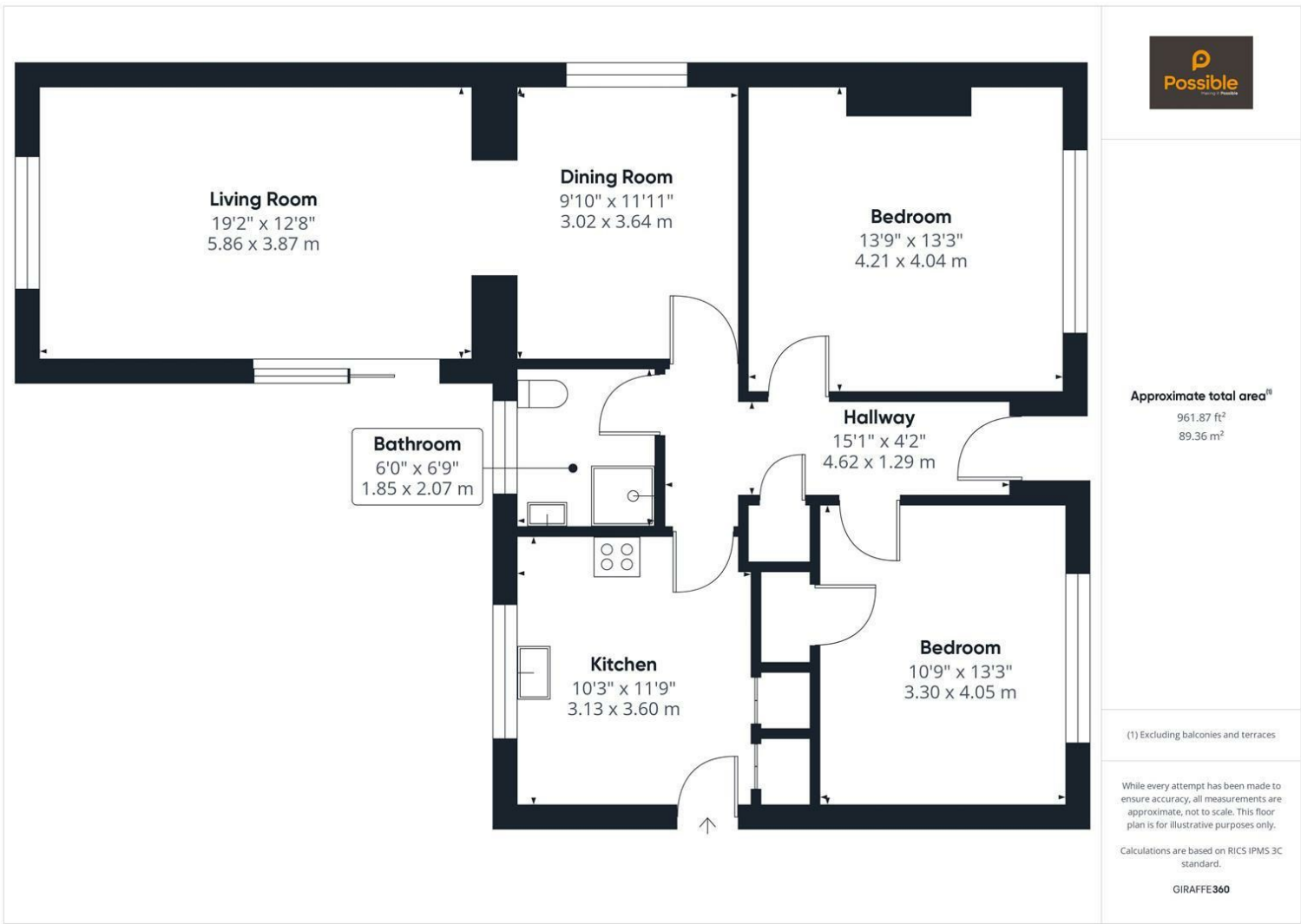
Beechgrove Terrace enjoys a quiet setting in the desirable western side of Perth, popular with families and retirees alike. It's close to everyday amenities including shops, supermarkets, and bus routes, while still offering that peaceful, community feel. The city centre is just a few minutes' drive away, with easy access to the A9 for commuting further afield. Outdoor lovers will appreciate the nearby parks and riverside walks, while excellent local schools and healthcare facilities are also within reach. This location blends convenience and calm—perfect for those looking to stay connected without the hustle and bustle.











**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.

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