



60 Dundee Road, Perth, PH2 7BA  
Offers over £195,000







## 60 Dundee Road Perth, PH2 7BA

- 3/4 generously sized double bedrooms
- Spacious and bright living room
- Wet electric central heating & double glazing
- Generous rear garden
- Close to River Tay and beautiful walks
- Bathroom, shower room and additional WC
- Dining kitchen with excellent storage
- Classic period features with stylish décor
- Set across two floors
- Easy ccess to city centre and travel links

This beautifully presented 3/4 bedroom maisonette at 60 Dundee Road offers a fantastic amount of living space across two floors, blending traditional character with a stylish modern finish. The ground floor opens into a bright and airy lounge with classic high ceilings and a large window that fills the space with natural light. A modern fitted kitchen provides ample storage and workspace, while the separate dining room makes entertaining a treat or could be used as a 4th bedroom or play room. A spacious double bedroom and a smartly finished bathroom complete this level. Upstairs, you'll find two further generously sized double bedrooms with charming dormer windows, a shower room, and a handy WC. The home has been tastefully decorated throughout with a warm and contemporary feel, creating a move-in-ready space.

To the rear, residents enjoy access to a generous and privately owned section of garden—ideal for relaxing or watching the little ones play. There is also a shared drying green to the rear. On-street parking is available to the front and on nearby side streets. Located just minutes from the city centre and the River Tay, this property is perfect for professionals, small families or anyone seeking generous space in a superb location.

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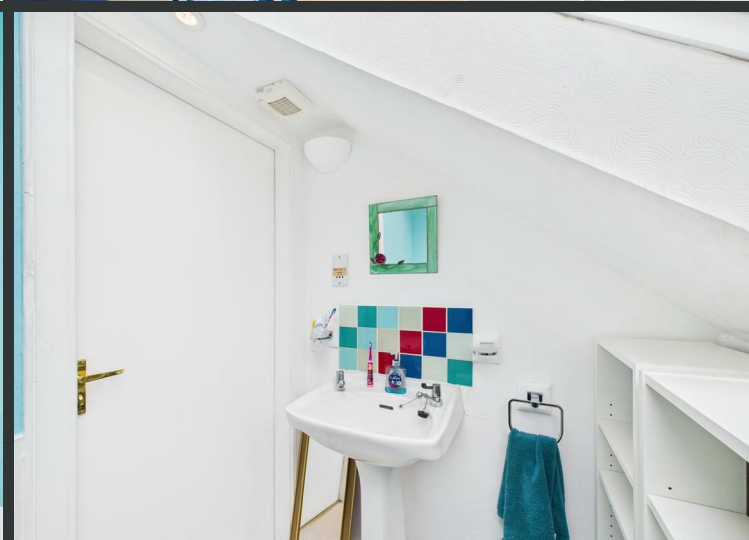
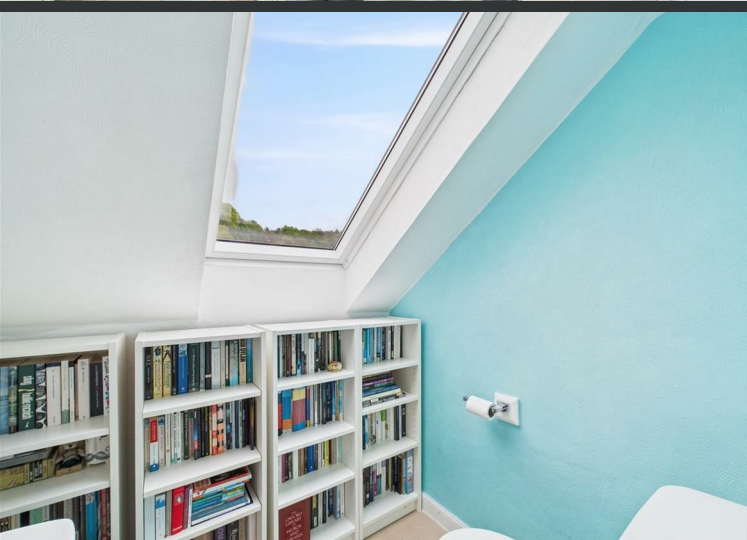


## Location

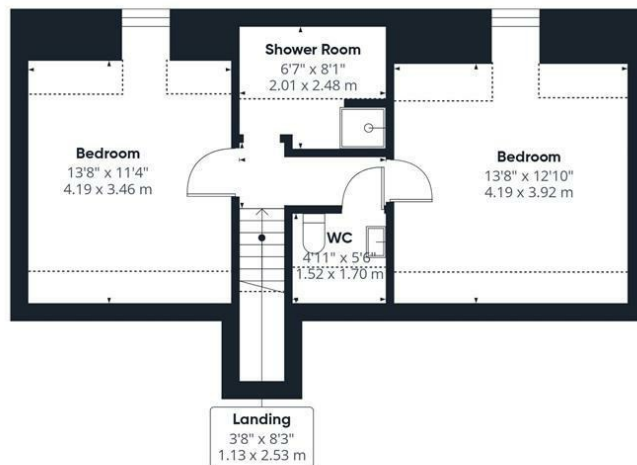
Situated on the desirable Dundee Road, this property enjoys the perfect balance of tranquil riverside living and city convenience. Just minutes from Perth's vibrant centre, it offers easy access to shops, restaurants, schools and transport links, including the A90 and Perth Railway Station. The nearby River Tay provides scenic walking routes and outdoor leisure, ideal for nature lovers and commuters alike. A strong sense of community and the charming architecture of this historic area add to the appeal, making it a sought-after location for families, professionals, and downsizers alike.











Approximate total area<sup>m</sup>

1244 ft<sup>2</sup>  
115.6 m<sup>2</sup>

Reduced headroom

119 ft<sup>2</sup>  
11.1 m<sup>2</sup>

(1) Excluding balconies and terraces

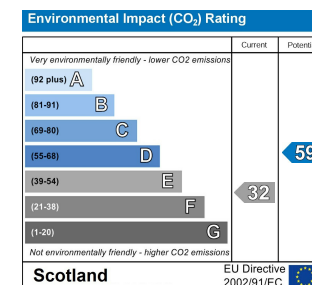
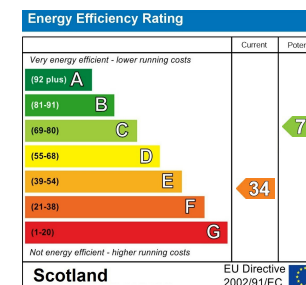
Reduced headroom

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.