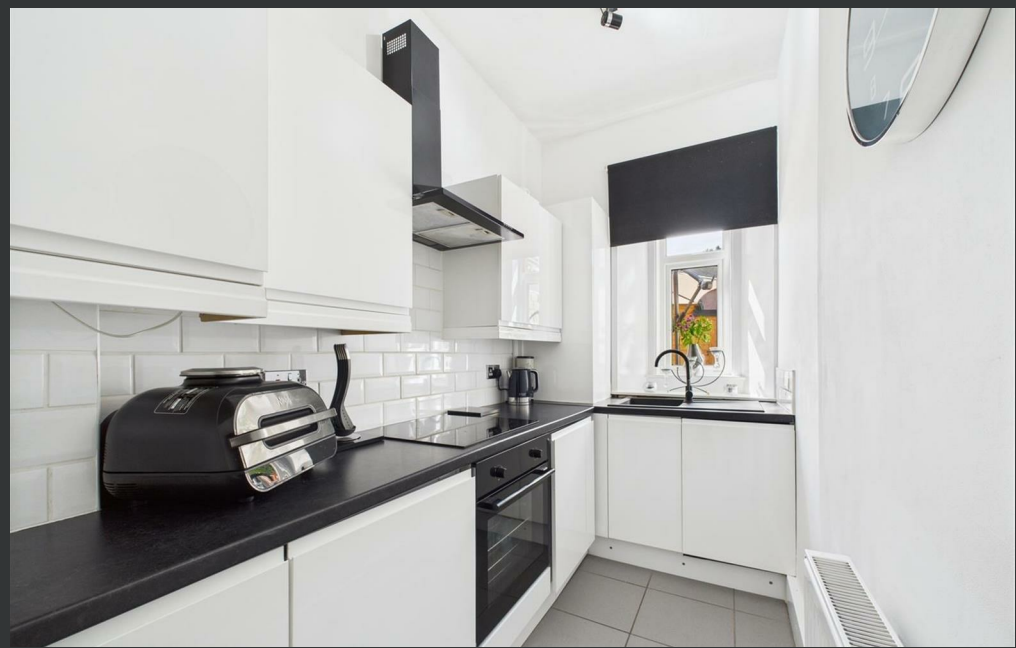
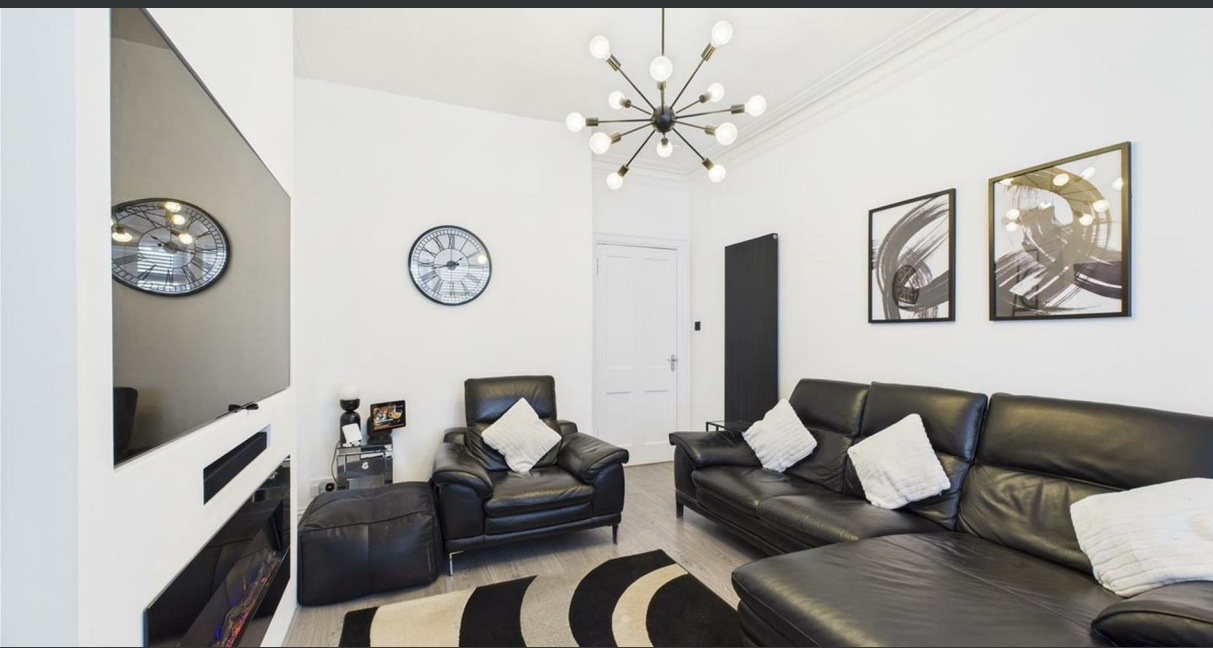




12A Feus Road, Perth, PH1 2AU
Offers over £135,000



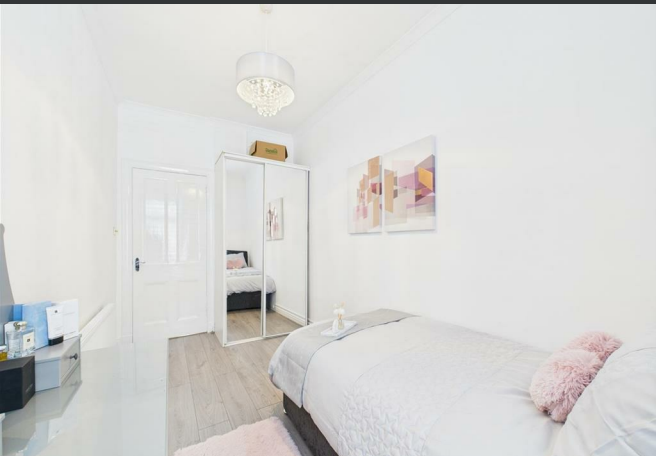
12A Feus Road Perth, PH1 2AU

- Two-bedroom ground-floor flat
- Spacious lounge with bay window
- Principal bedroom with French doors
- Impressive garden room
- Gas central heating
- Stylish modern kitchen
- Contemporary shower room
- Private enclosed garden
- High-quality modern décor
- Double glazing

Beautifully modernised and superbly presented, 12A Feus Road is a stylish two-bedroom ground-floor flat offering contemporary comfort with added outdoor appeal. This striking red sandstone property impresses from the moment you enter, with its sleek monochrome kitchen featuring gloss units and integrated appliances. The lounge is bright and welcoming with a bay window and eye-catching feature lighting, while both bedrooms are neatly presented—the principal bedroom benefits from French doors opening directly into the stunning landscaped garden.

The recently upgraded bathroom has a premium finish, including a walk-in rainfall shower and chic vanity unit. Outside, the rear garden is an unexpected gem: fully enclosed and laid with artificial grass and patio areas—ideal for relaxing or entertaining. A standout feature is the stylish garden room, currently used as a home bar and office space, fitted with power and lighting for year-round use. With its quality finishings, and low-maintenance garden haven, this property perfectly balances traditional character with modern flair. Also included in the sale will be all window coverings and blinds, washing machine, dishwasher, fridge-freezer and the oven/hob.

Offers over £135,000





Location

12A Feus Road enjoys a superb location just west of Perth city centre, making it ideal for those seeking convenience and connectivity. Residents benefit from excellent access to local amenities, including shops, cafes, schools, and public transport links—all within walking distance. Perth Railway Station and bus routes are close by, offering great commuting options. The nearby South Inch Park and scenic river walks provide lovely green space for leisure. With major road links including the M90 easily accessible, this spot is a prime choice for professionals, downsizers, or investors seeking a well-connected urban address with peaceful residential charm.





