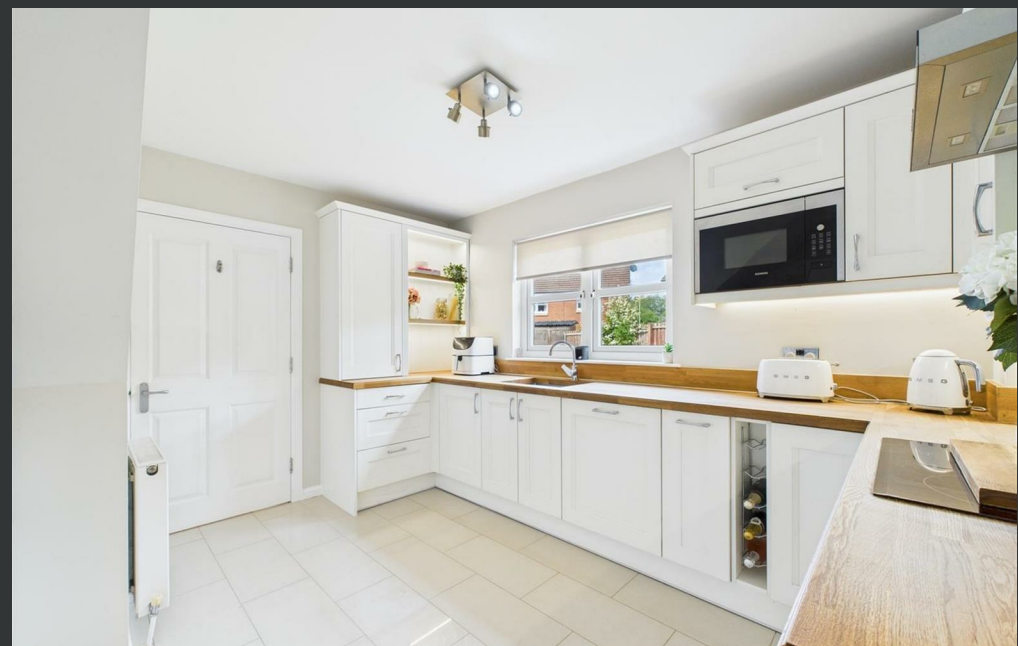
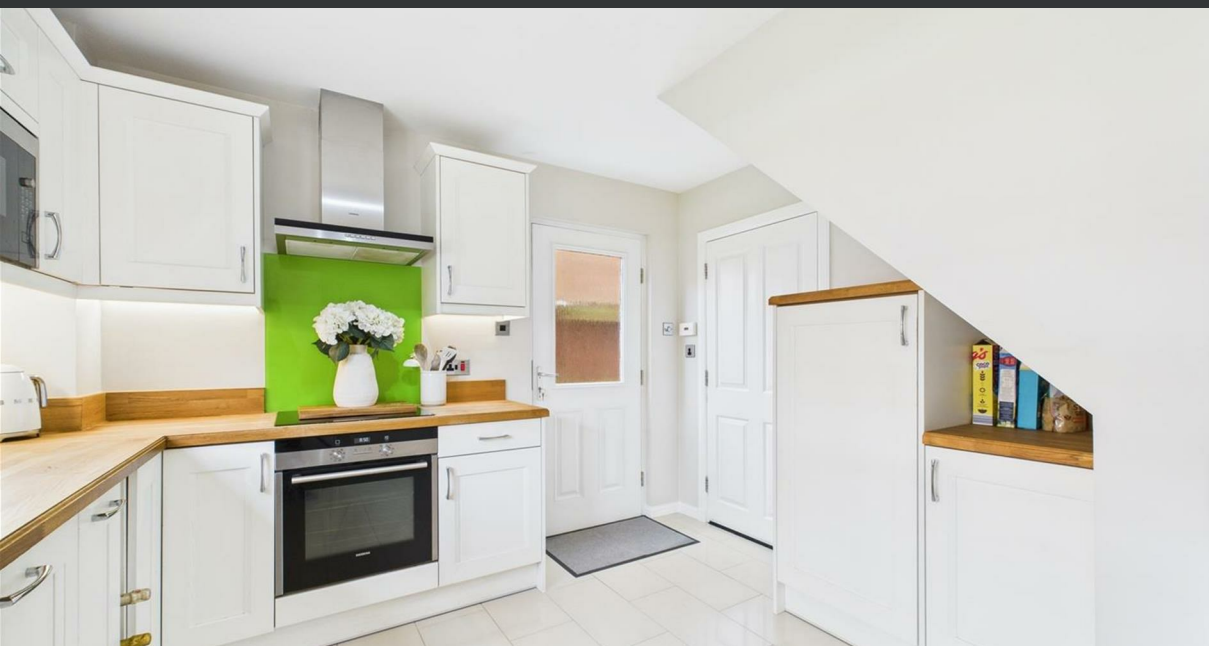




9 Edradour Terrace, Perth, PH1 3GQ
Offers over £270,000





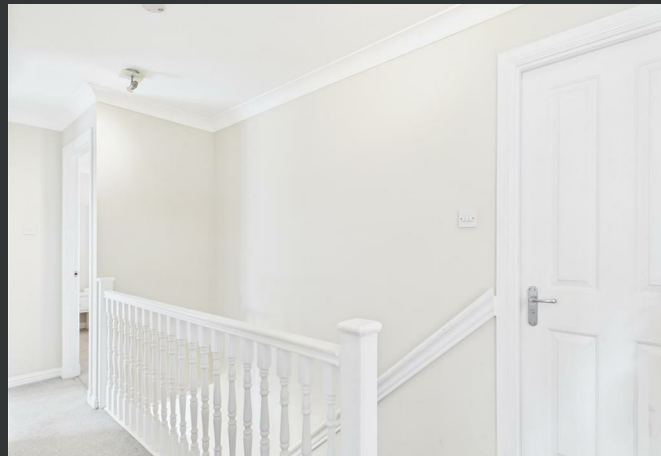
9 Edradour Terrace Perth, PH1 3GQ

- 3 bedroom detached villa in quiet cul-de-sac
- Modern fitted kitchen with integrated appliances
- Contemporary family bathroom with freestanding bath
- Garage and private driveway
- Tastefully decorated and move-in ready
- Spacious open-plan lounge and dining room
- Master bedroom with en-suite shower room
- Downstairs WC and generous storage throughout
- Low-maintenance rear garden
- Excellent location for schools and local amenities

Welcome to 9 Edradour Terrace – a beautifully presented 3-bedroom detached home situated in a quiet, family-friendly street within a sought-after area of Perth. Immaculately maintained throughout, this property offers stylish modern interiors and a thoughtful layout ideal for contemporary living.

Upon entering, you're greeted by a spacious entrance vestibule and WC, flowing into a stunning open-plan living and dining area with dual-aspect windows flooding the space with natural light. The adjoining kitchen is sleek and functional, featuring white units, worktops, and integrated appliances, with access to the side of the home. Upstairs, the home boasts three well-proportioned double bedrooms. The main bedroom benefits from an en-suite shower room, while a modern family bathroom with a freestanding tub completes the upper level. Externally, the property enjoys a low-maintenance rear garden, private driveway, and garage. This stylish and practical home is ready to move into and perfectly suited for growing families, professionals, or downsizers.

Offers over £270,000

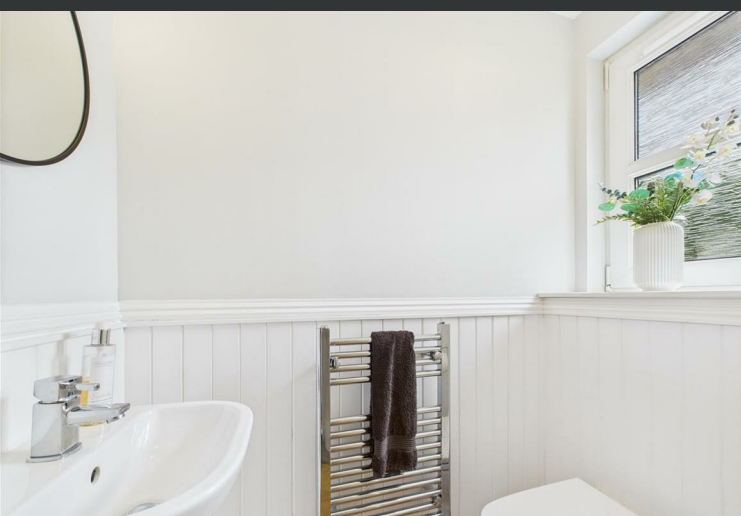
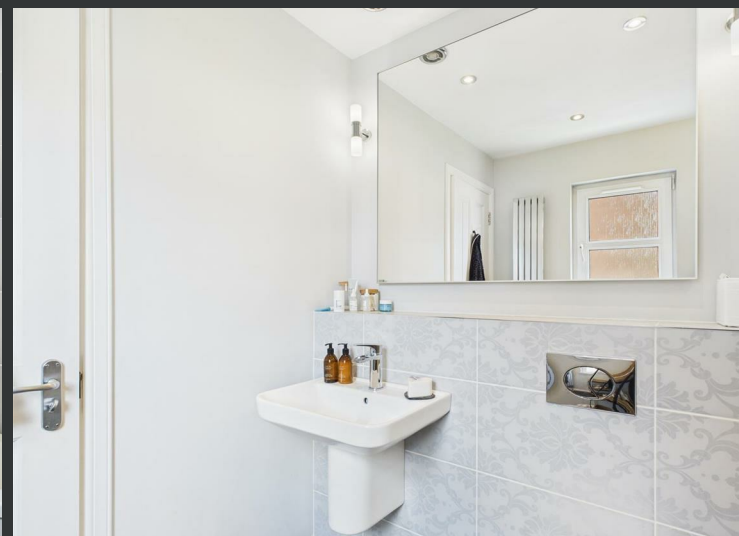
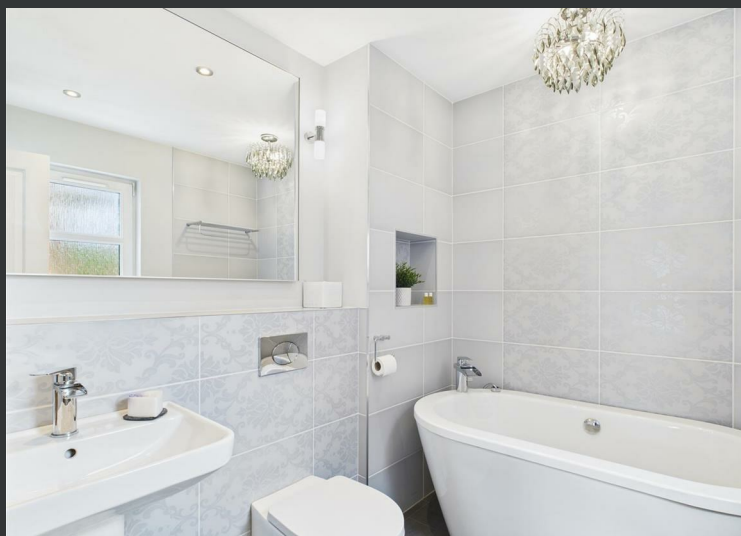
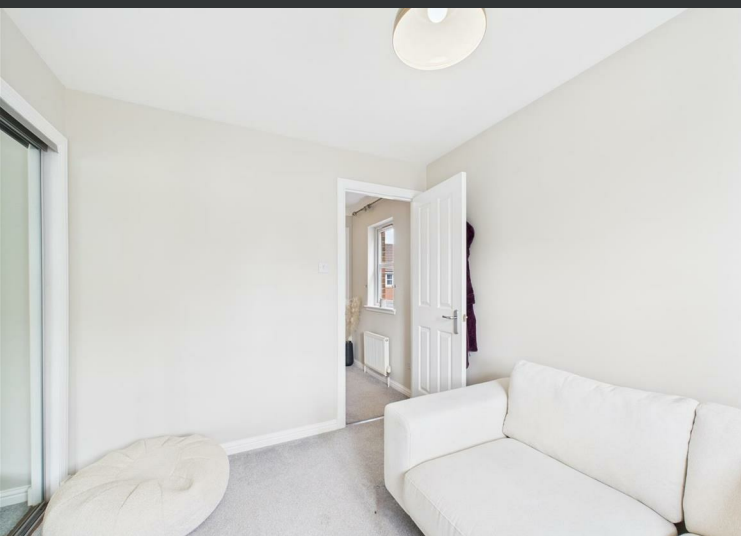




Location

Edradour Terrace lies within the popular Tulloch area of Perth, known for its peaceful setting and strong community feel. Residents benefit from nearby amenities including supermarkets, a primary school, and local parks, all within walking distance. The city centre is just a short drive away, offering a wide array of shops, restaurants, and leisure facilities. Easy access to the A9 and Broxden Roundabout makes this an excellent base for commuting north or south. With regular bus links and scenic walking paths nearby, it's a fantastic spot for families and professionals alike seeking convenience without compromising on a calm suburban lifestyle.







Ground floor



Floor 1



Approximate total area⁽¹⁾

1085 ft²
100.9 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

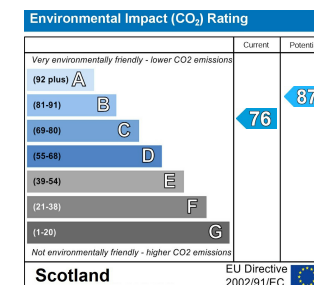
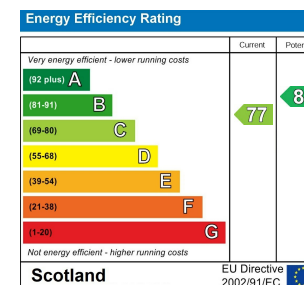
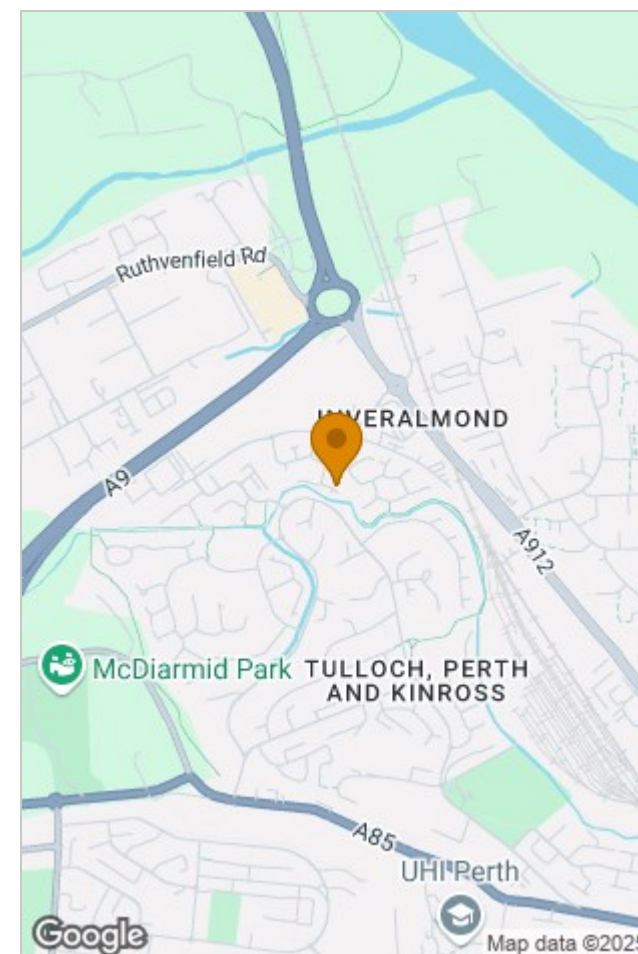
Reduced headroom

..... 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.

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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.

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