



28 Maple Road, Perth, PH1 1EX
Offers over £190,000



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- Three-bedroom terraced family home
- Dining room with patio doors to the garden
- Ground-floor WC + family bathroom
- Private driveway parking
- Tiered and landscaped rear garden
- Bright living room with front aspect
- Fitted kitchen with good storage
- Built-in wardrobes in bedrooms
- Low-maintenance front garden
- Popular location close to amenities & travel links

Set within a desirable residential area of Perth, 28 Maple Road is a well-proportioned three-bedroom terraced villa offering bright accommodation and excellent potential to modernise. The property features a spacious front-facing living room filled with natural light, leading through to a generous dining room with patio doors opening directly to the rear garden - ideal for indoor/outdoor living. The kitchen offers a good amount of workspace and units, with scope for upgrades to suit modern tastes. Upstairs, three well-sized bedrooms provide comfortable accommodation for families or professionals, each with fitted storage. The family bathroom completes the first floor. A convenient ground-floor WC adds further practicality. Externally, the property boasts a low-maintenance front garden and block-paved driveway parking. The rear garden is attractively landscaped with decorative planting and gravelled areas, perfect for relaxing or easy upkeep.

This appealing home is ideally suited to first-time buyers, young families, or downsizers seeking a property they can personalise. With schools, shops, leisure facilities and commuter links nearby, this is a fantastic opportunity in a well-connected and popular part of Perth.

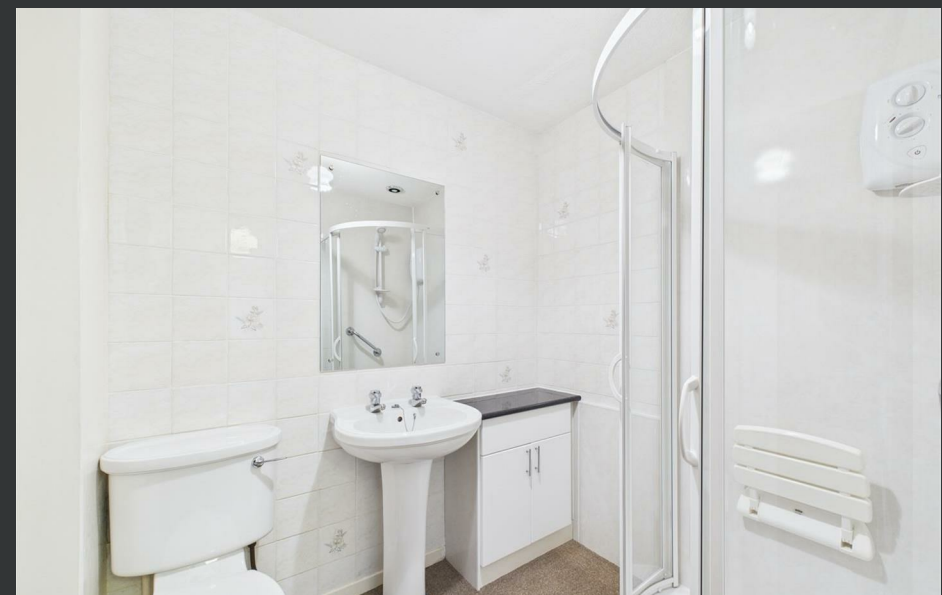
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Location

Located in the established Oakbank area of Perth, Maple Road is well placed for convenient everyday living. Local amenities include shops, supermarkets, healthcare and leisure facilities, along with highly regarded primary and secondary schools. Nearby bus routes provide frequent services into Perth city centre, while the A9 and M90 road network allow easy access to Dundee, Glasgow, Edinburgh and beyond — ideal for commuters. Surrounding countryside walks, parks and recreational spaces add to the lifestyle appeal. With its blend of accessibility, community atmosphere and local convenience, this is a sought-after setting for families and professionals alike.





Approximate total area⁽¹⁾876 ft²81,3 m²

Reduced headroom

6 ft²0.6 m²

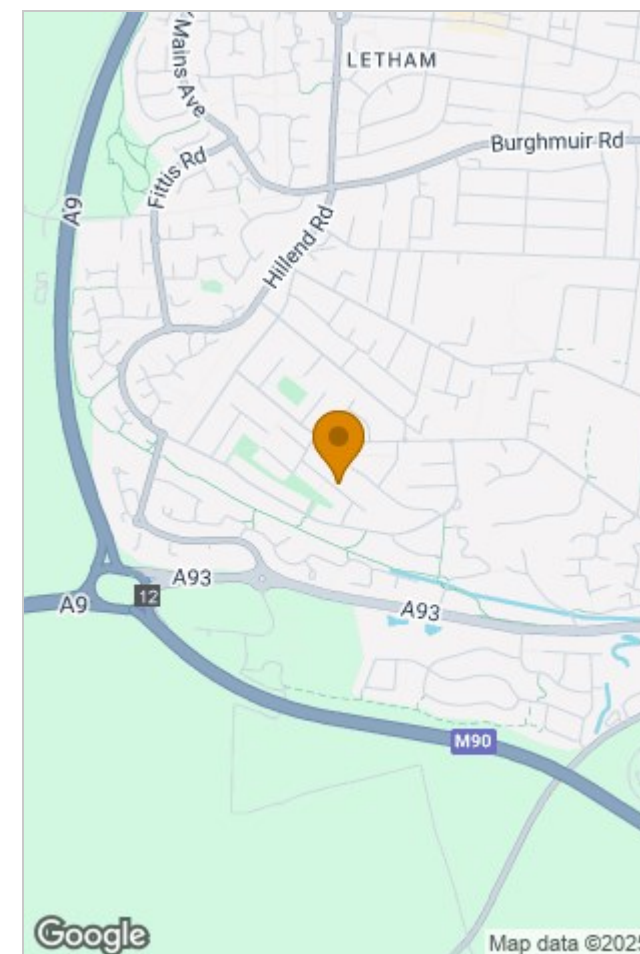
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The figure consists of two side-by-side bar charts. The left chart is titled 'Energy Efficiency Rating' and the right chart is titled 'Environmental Impact (CO₂) Rating'. Both charts compare Scotland's performance in 2002/01 (represented by a blue bar) with the EU Directive 2002/91/EC (represented by a green bar). The charts use a color-coded scale from A (green) to G (red) for energy efficiency and from A (green) to G (red) for environmental impact. The EU Directive bar is consistently higher than the Scotland 2002/01 bar in both charts.

Category	Scotland 2002/01	EU Directive 2002/91/EC
Energy Efficiency Rating	F	A
Environmental Impact (CO ₂) Rating	F	A

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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