



**Premier  
Properties**  
Perth



## 31 Brocks Road, Perth, PH2 0GD

### Offers Over £389,950



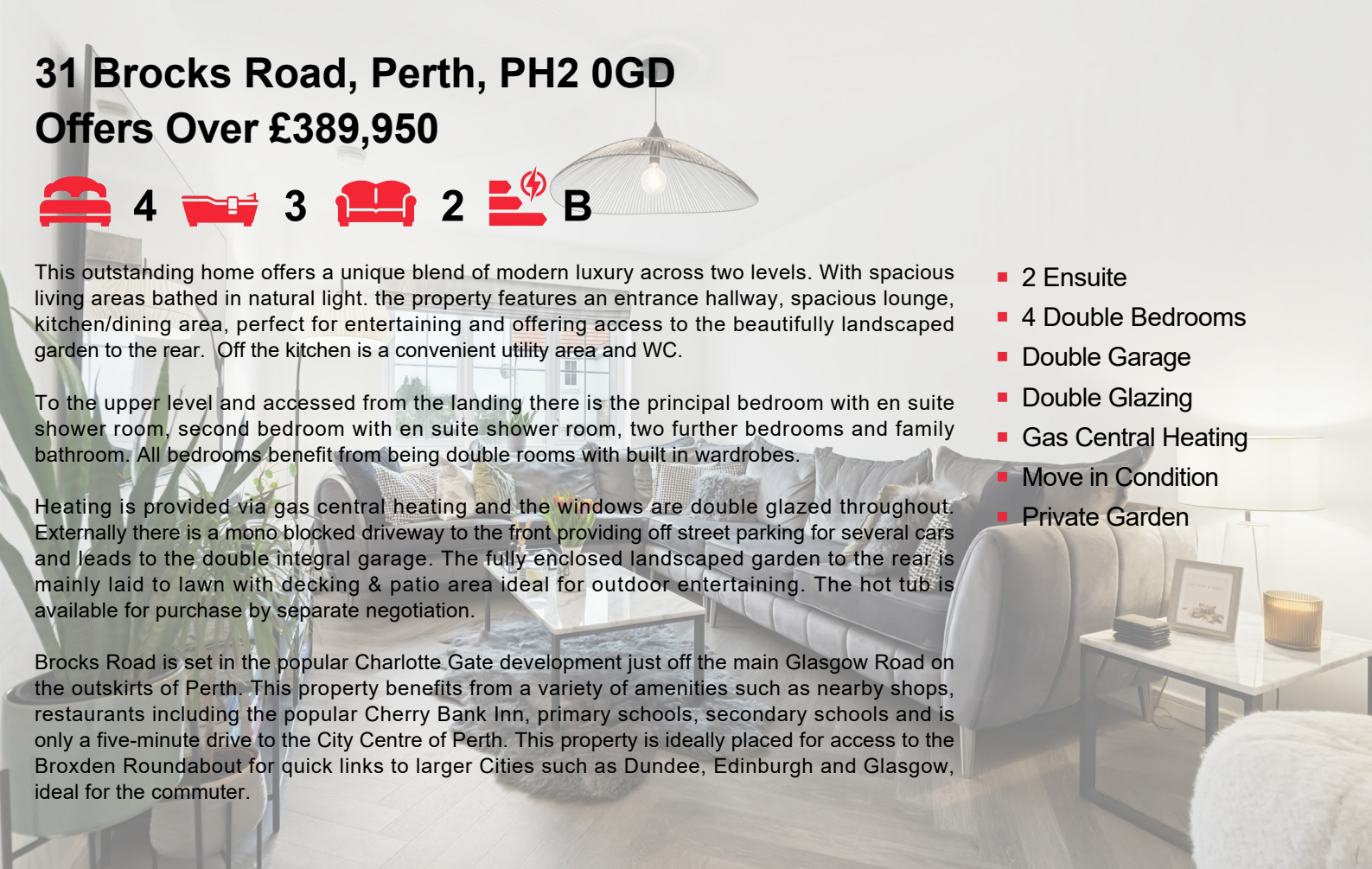
This outstanding home offers a unique blend of modern luxury across two levels. With spacious living areas bathed in natural light, the property features an entrance hallway, spacious lounge, kitchen/dining area, perfect for entertaining and offering access to the beautifully landscaped garden to the rear. Off the kitchen is a convenient utility area and WC.

To the upper level and accessed from the landing there is the principal bedroom with en suite shower room, second bedroom with en suite shower room, two further bedrooms and family bathroom. All bedrooms benefit from being double rooms with built in wardrobes.

Heating is provided via gas central heating and the windows are double glazed throughout. Externally there is a mono blocked driveway to the front providing off street parking for several cars and leads to the double integral garage. The fully enclosed landscaped garden to the rear is mainly laid to lawn with decking & patio area ideal for outdoor entertaining. The hot tub is available for purchase by separate negotiation.

Brocks Road is set in the popular Charlotte Gate development just off the main Glasgow Road on the outskirts of Perth. This property benefits from a variety of amenities such as nearby shops, restaurants including the popular Cherry Bank Inn, primary schools, secondary schools and is only a five-minute drive to the City Centre of Perth. This property is ideally placed for access to the Broxden Roundabout for quick links to larger Cities such as Dundee, Edinburgh and Glasgow, ideal for the commuter.

- 2 Ensuite
- 4 Double Bedrooms
- Double Garage
- Double Glazing
- Gas Central Heating
- Move in Condition
- Private Garden







All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



Map data ©2025

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland 2002/91/EC EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	81	83
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Scotland 2002/91/EC EU Directive 2002/91/EC



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