



**Premier  
Properties**  
Perth



## 31 South Inch Park, Perth, PH2 8BU

### Offers Over £295,000

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One of the standout features of this home is the luxurious bathroom, which includes a rejuvenating jacuzzi bath enhanced by mood-changing lights. The first floor accommodates three generously sized bedrooms, complemented by a convenient shower room, ensuring comfort for all family members.

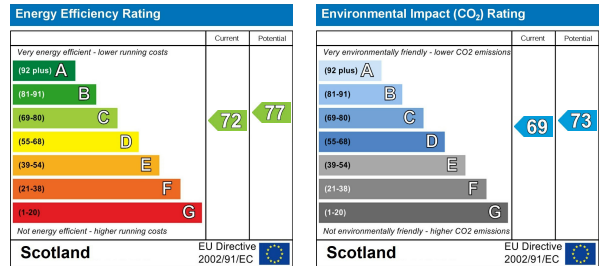
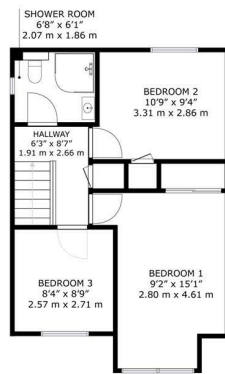
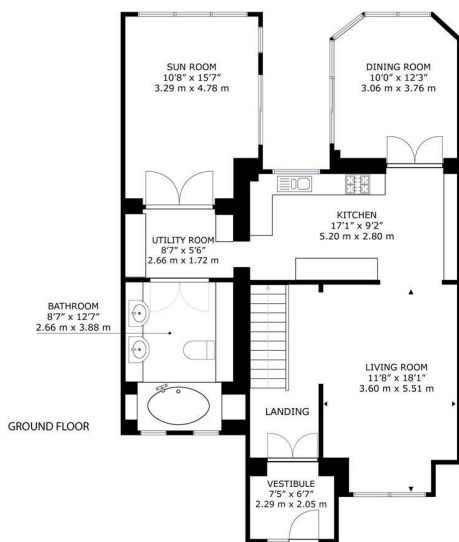
The property is warmed by efficient gas central heating, with the added benefit of underfloor heating in select rooms, and all windows are fully double glazed throughout.

Externally, the property is enhanced by a remarkable outbuilding currently utilised as an office and gym, complete with a sauna and shower, offering a perfect space for relaxation or productivity. This space benefits from underfloor heating & electric heaters. The easily maintained garden grounds extend to the front, side, and rear, providing a lovely outdoor space for family activities or quiet contemplation.

Conveniently located just a short stroll from the picturesque South Inch Parklands, this home is also within easy reach of the bustling High Street, where a variety of shops await. With both bus and train stations nearby, as well as quick access to motorway networks leading to Dundee, Stirling, Edinburgh, and Glasgow, this property is ideally situated for commuters. This charming residence truly embodies the essence of comfortable living in a prime location.

- 3 spacious bedrooms
- Link detached house
- Quiet residential area
- 3 public rooms
- Kitchen with utility area
- Private rear garden
- Outbuilding with shower, sauna and gym





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB  
T. 01738 44 22 55 | E. [sales@premierpropertiesperth.co.uk](mailto:sales@premierpropertiesperth.co.uk)  
**[www.premierpropertiesperth.co.uk](http://www.premierpropertiesperth.co.uk)**