

Simple Approach



Estate Agents



**1 Robb Place, Perth
PH2 0GB**

Offers over £261,000

Nestled in a sought-after residential area, this beautifully presented three-bedroom detached home on Robb Place, Perth, offers modern living within a peaceful setting. Perfect for families or professionals, the property boasts spacious interiors, stylish finishes, and a well-maintained garden.

The ground floor features a bright and airy lounge, a contemporary kitchen with integrated appliances, a dining area with patio doors leading to the rear garden. A convenient downstairs WC completes the level. Upstairs, there are three generously sized bedrooms, including a master with en-suite, and a modern family bathroom. Externally, the home benefits from a private driveway, and a sizeable rear garden—ideal for outdoor relaxation. With excellent transport links, local amenities, and highly rated schools nearby, this fantastic property is ready to move into. Viewing is essential to appreciate all that is on offer here at Robb Place, Perth.

Lounge

10'5" x 18'4" (3.20 x 5.59)

Kitchen + Diner

7'8" x 18'4" (2.36 x 5.61)

Downstairs WC

7'1" x 4'5" (2.16 x 1.36)

Master Bedroom

10'7" x 12'4" (3.23 x 3.78)

En-suite

5'6" x 8'4" (1.70 x 2.55)

Bedroom Two

9'10" x 8'11" (3.00 x 2.72)

Bedroom Three

9'10" x 7'8" (3.01 x 2.34)

Family Bathroom

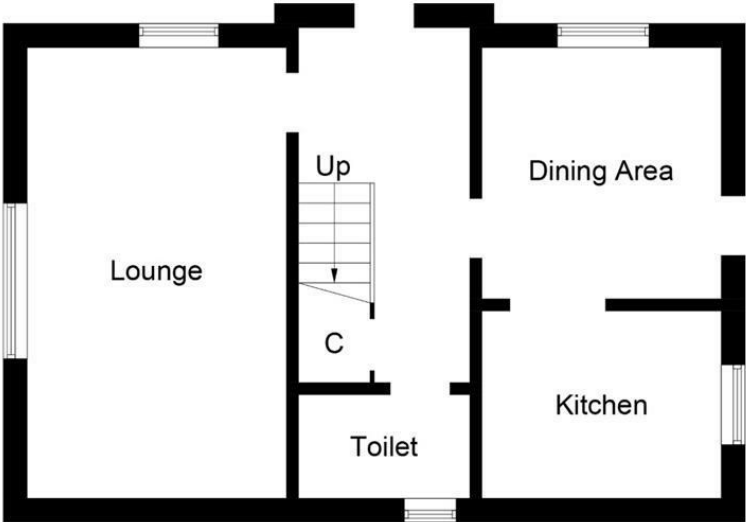
6'4" x 9'1" (1.95 x 2.77)



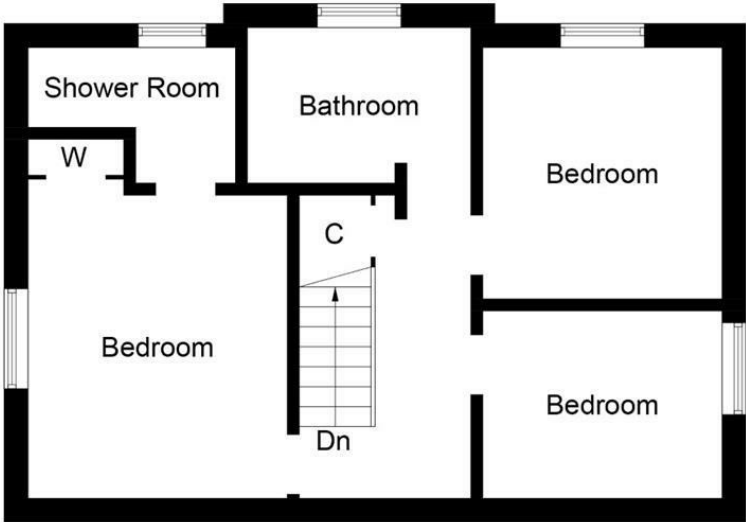


- Detached house
- Located in a desirable location
- Close to local schools, shops, and transport links
- Three spacious bedrooms (master with en-suite)
- Excellent move in condition
- Private driveway
- Stylish open-plan kitchen/dining area
- Gas central heating & double glazing



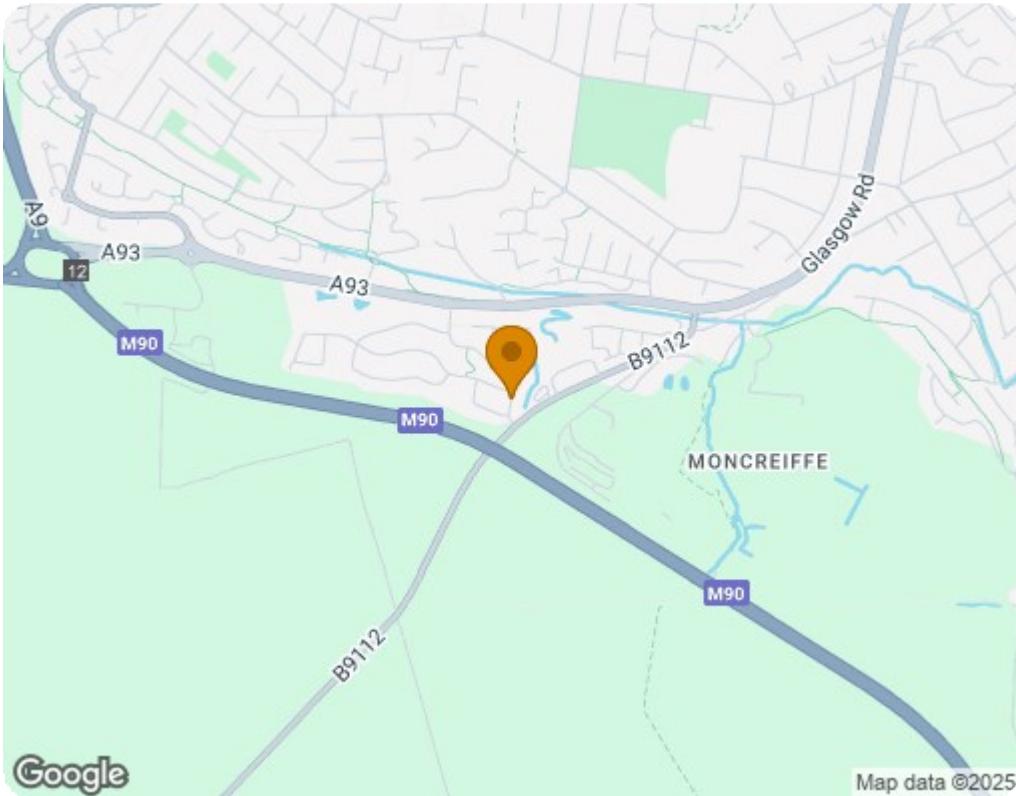


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1164110)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		