

Simple Approach



**49 Frances Gordon Road, Perth**  
**PH2 8EW**

**Offers over £273,950**

Set within one of Perth's most desirable residential location, this immaculately presented three-bedroom detached home on Frances Gordon Road offers modern, comfortable living with picturesque views towards Kinnoull Hill. Finished to a high standard throughout, this property is ideal for families, professionals, or those seeking a peaceful yet well-connected setting.

The accommodation is bright, spacious, and thoughtfully laid out across two levels. On the ground floor, you're welcomed into a stylish entrance leading to a generous open plan lounge / dining area with large windows that flood the space with natural light. Flowing seamlessly into a modern fitted kitchen which features sleek cabinetry, integrated appliances, and ample workspace. French doors open out from the dining area to a well-maintained rear garden, ideal for outdoor dining and entertaining. Upstairs, the property boasts three well-proportioned bedrooms with a master ensuite and a further modern family bathroom with contemporary fittings completes the upper level. Externally, the home enjoys a private driveway, offering off-street parking, and an integral garage providing excellent storage or more secure parking. The garden is neat and enclosed to the rear of the property with a decking area for outdoor seating.

Located in a highly sought-after area of Perth, Frances Gordon Road is known for its quiet surroundings, quality homes, and convenient access to local amenities. Reputable schools, parks, supermarkets, and transport links are all within easy reach, making this a superb choice for long-term family living.

#### Lounge Dining

22'9" x 15'8" (6.94 x 4.79)

#### Downstairs WC

3'7" x 7'4" (1.10 x 2.25)

#### Kitchen

12'4" x 10'3" (3.78 x 3.14)

#### Master Bedroom

10'7" x 11'10" (3.25 x 3.61)

#### Ensuite Shower Room

4'7" x 4'8" (1.42 x 1.43)

#### Bedroom Two

8'5" x 12'4" (2.58 x 3.77)

#### Bedroom Three

8'5" x 9'2" (2.58 x 2.81)

#### Bathroom

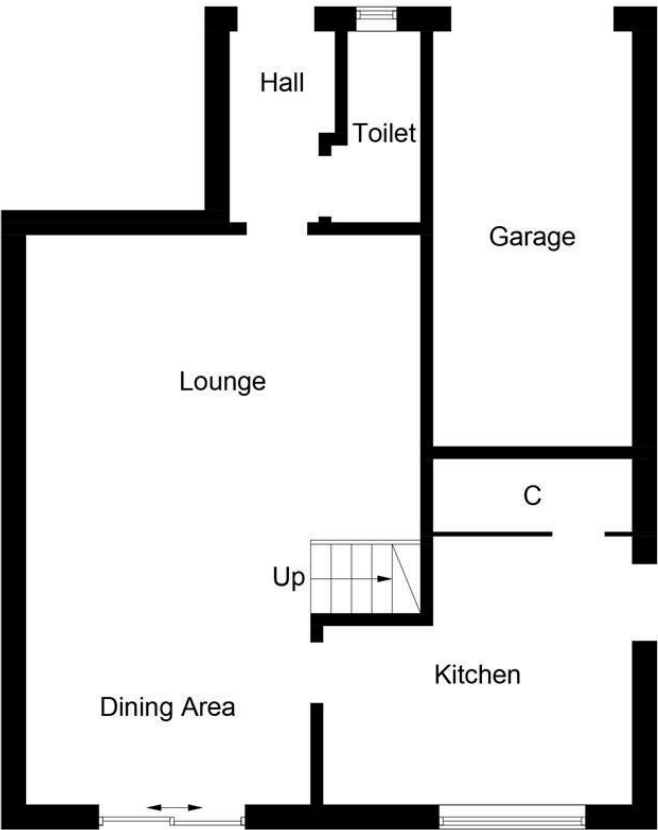
7'1" x 5'6" (2.18 x 1.70)



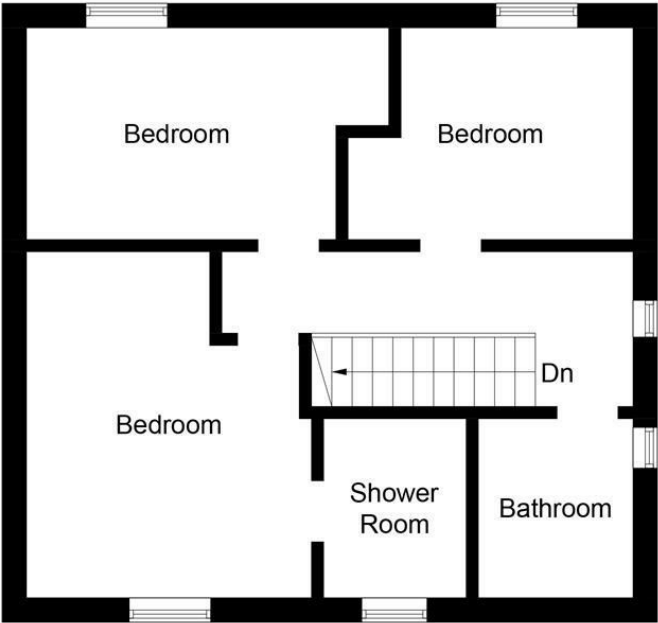


- Beautifully Presented Detached House
- Three Generous Bedrooms With Master Ensuite
- Open Plan Lounge / Dining Area
- Modern Fitted Kitchen, Washer/Dryer, Dishwasher and Cooker Extractor have all Recently Been Replaced
- Downstairs WC
- Highly Sought After Location
- Electric Car Charging Points
- Views Over Kinnoull Hill
- Gas Central Heating & Double Glazing
- Private Driveway & Integrated Garage



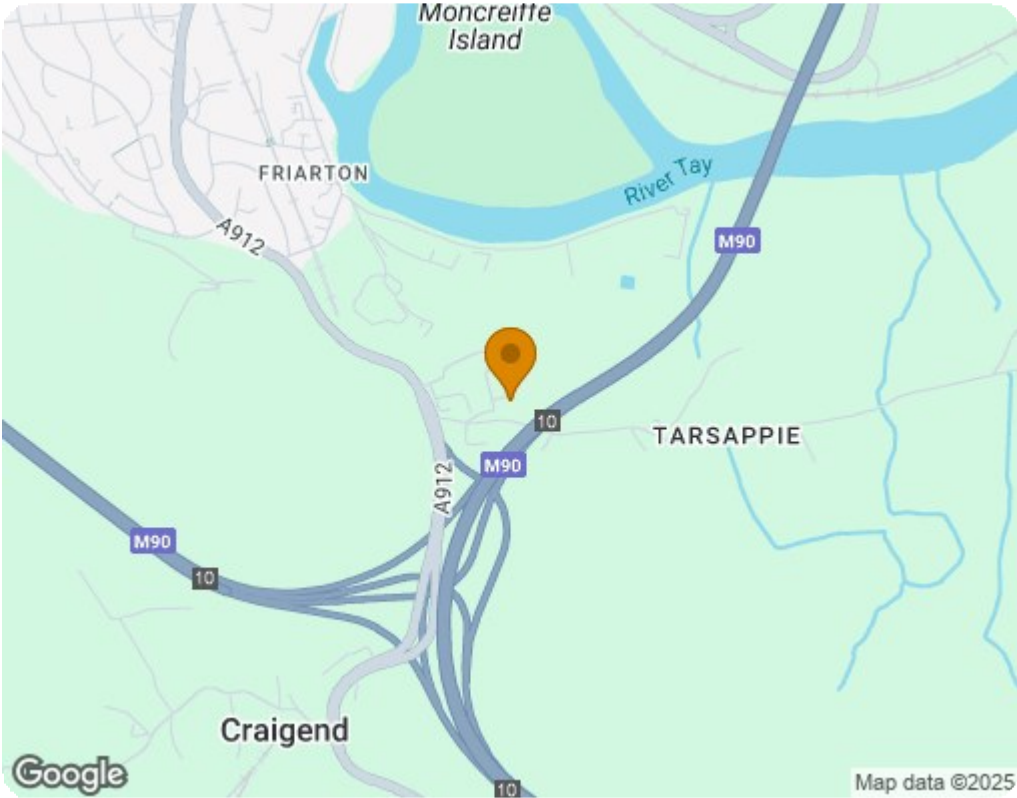


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1192769)



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