

Simple Approach



**13 Bracken Brae, Perth
PH1 2SF**

Offers over £156,000

Located in the highly sought-after Bracken Brae area of Perth, this well-presented semi-detached property offers spacious living, modern comforts, and a peaceful residential setting. Ideal for first-time buyers, downsizers, or small families, this inviting home is ready for immediate occupancy. The accommodation comprises a bright, front-facing lounge, a generous kitchen with ample space for dining, two well-proportioned bedrooms, and a stylish family bathroom. Outside, the property benefits from a private driveway and a fully enclosed rear garden—perfect for relaxing or entertaining. With gas central heating and double glazing throughout, comfort and energy efficiency are guaranteed all year round. Early viewing is highly recommended to fully appreciate all that this fantastic home and location have to offer.

Lounge

11'1" x 15'0" (3.39 x 4.59)

Kitchen

9'3" x 14'4" (2.82 x 4.37)

Bedroom One

10'5" x 11'1" (3.19 x 3.40)

Bedroom Two

7'6" x 11'7" (2.30 x 3.55)

Bathroom

5'6" x 6'4" (1.69 x 1.95)





- Mid Terrace House
- Bright Front Facing Lounge
- Private Rear Garden
- Two Generous Bedrooms
- Sizeable Kitchen / Dining Area
- Gas Central Heating & Double Glazing
- Highly Sought After Location
- Private Driveway



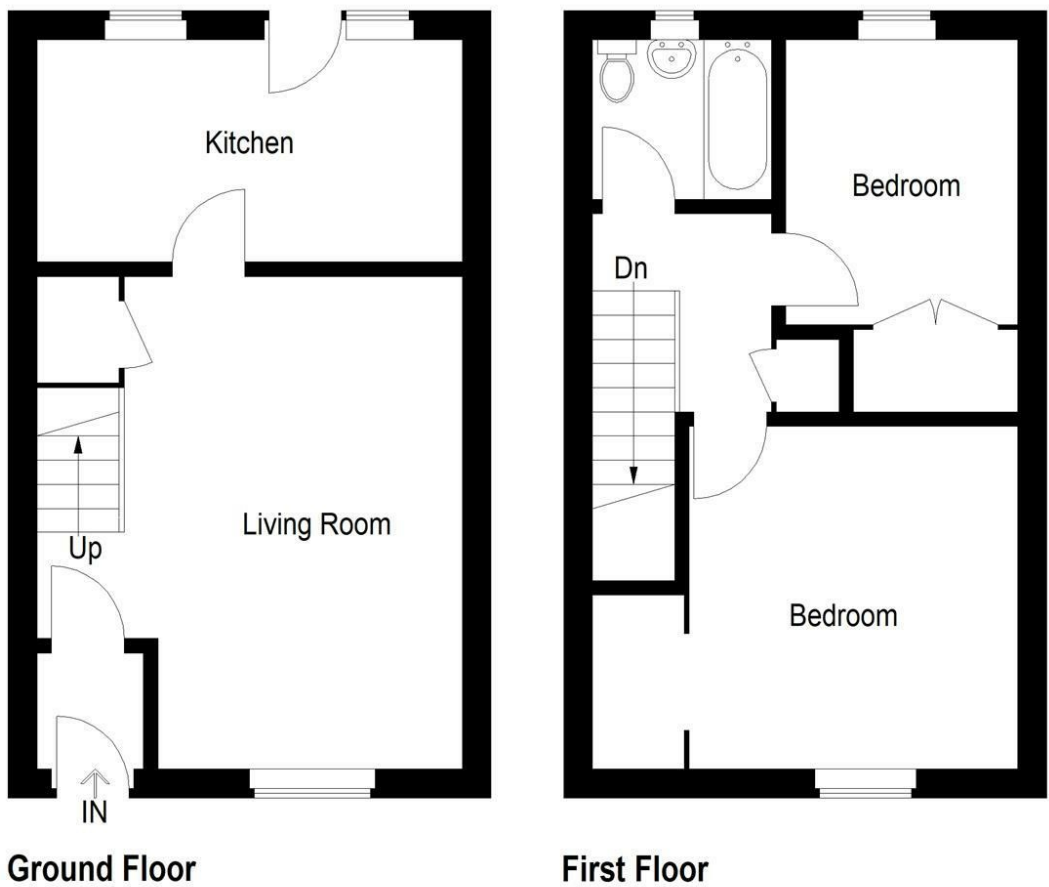
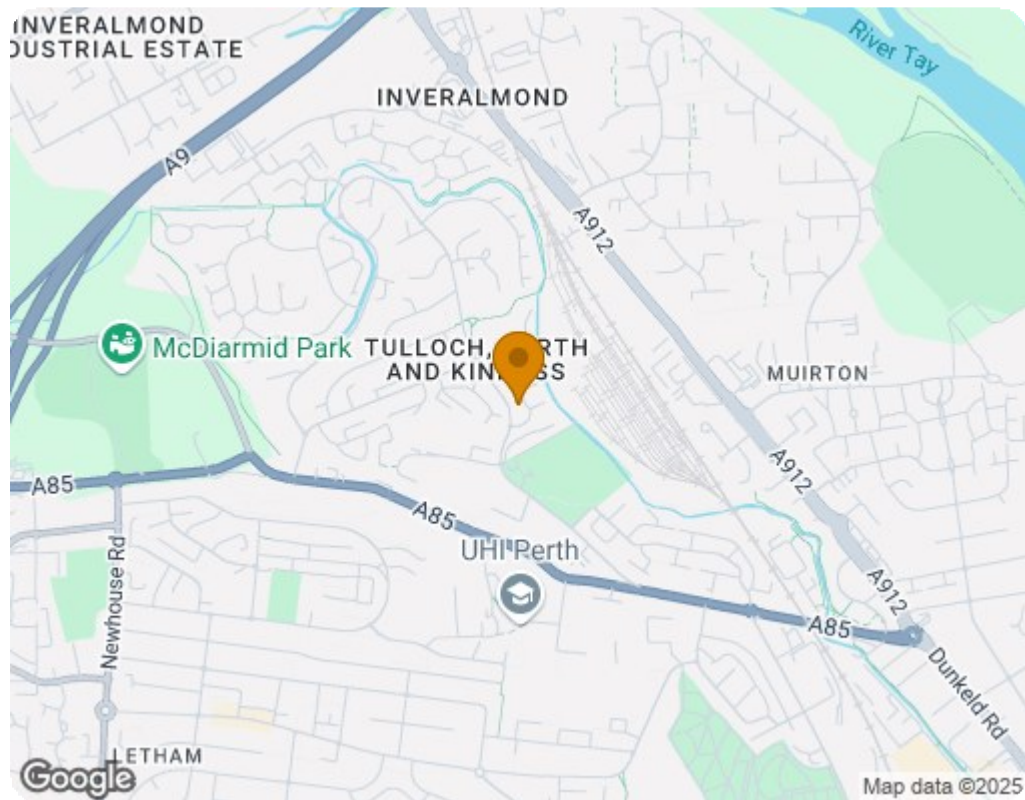


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1192568)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(81-91) B		
(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		