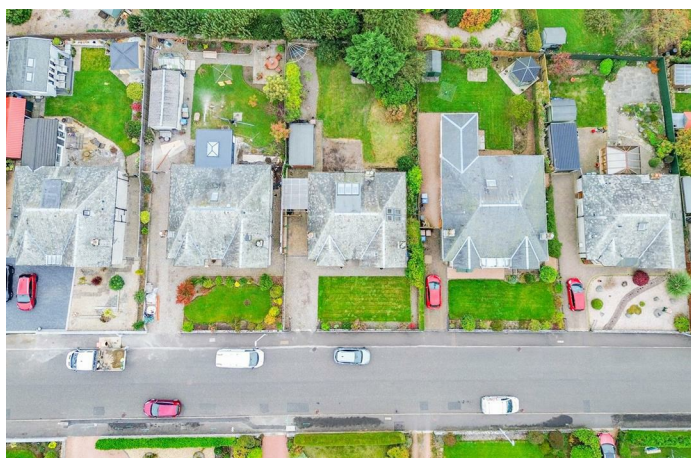


Simple Approach



Estate Agents



**7 Fraser Terrace, Perth
PH1 1BX**

Offers over £328,500

This beautifully presented detached house on Fraser Terrace, Perth, offers spacious and versatile accommodation with the majority of the living space conveniently located on the ground floor. The home features a bright front-facing lounge, filled with natural light and enhanced by a wood-burning stove, creating a warm and welcoming atmosphere. To the rear, there is a stylish open-plan kitchen and dining area, designed with a contemporary finish and ideal for both everyday family dining and entertaining. The kitchen benefits from patio doors leading out to the well-maintained private rear garden, providing an effortless flow between indoor and outdoor living. This area also features a second wood-burning stove, adding a touch of charm and comfort. The ground floor further comprises two generous bedrooms and a modern family bathroom, all tastefully decorated and offering plenty of space and flexibility. Upstairs, there is a third spacious bedroom, which could also serve as a home office or guest room. This room also features a spacious storage area hidden behind the bed.

Externally, the property enjoys well-kept garden grounds to the front and rear, offering excellent outdoor space for relaxation or entertaining, along with a large private driveway providing ample off-street parking. Additional benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Overall, this is a bright, stylish, and beautifully maintained detached home that perfectly combines modern design, practicality, and warmth in a sought-after Perth location.

Lounge
13'11" x 12'2" (4.25 x 3.73)

Kitchen / Dining Area
20'10" x 14'4" (6.37 x 4.38)

Bedroom Two
12'11" x 11'3" (3.95 x 3.43)

Bedroom Three
11'5" x 11'0" (3.48 x 3.36)

Bathroom
6'9" x 6'0" (2.06 x 1.83)

Upstairs Landing
11'11" x 14'7" (3.65 x 4.45)

Bedroom One





- Beautifully presented detached house situated in a desirable Perth location
- Second wood-burning stove in the kitchen/diner
- Bright front-facing lounge with feature wood-burning stove
- Contemporary open-plan kitchen and dining area
- Modern family bathroom
- Large private driveway
- Three generous bedrooms
- Gas central heating and double glazing throughout
- Attractive garden grounds to the front and rear



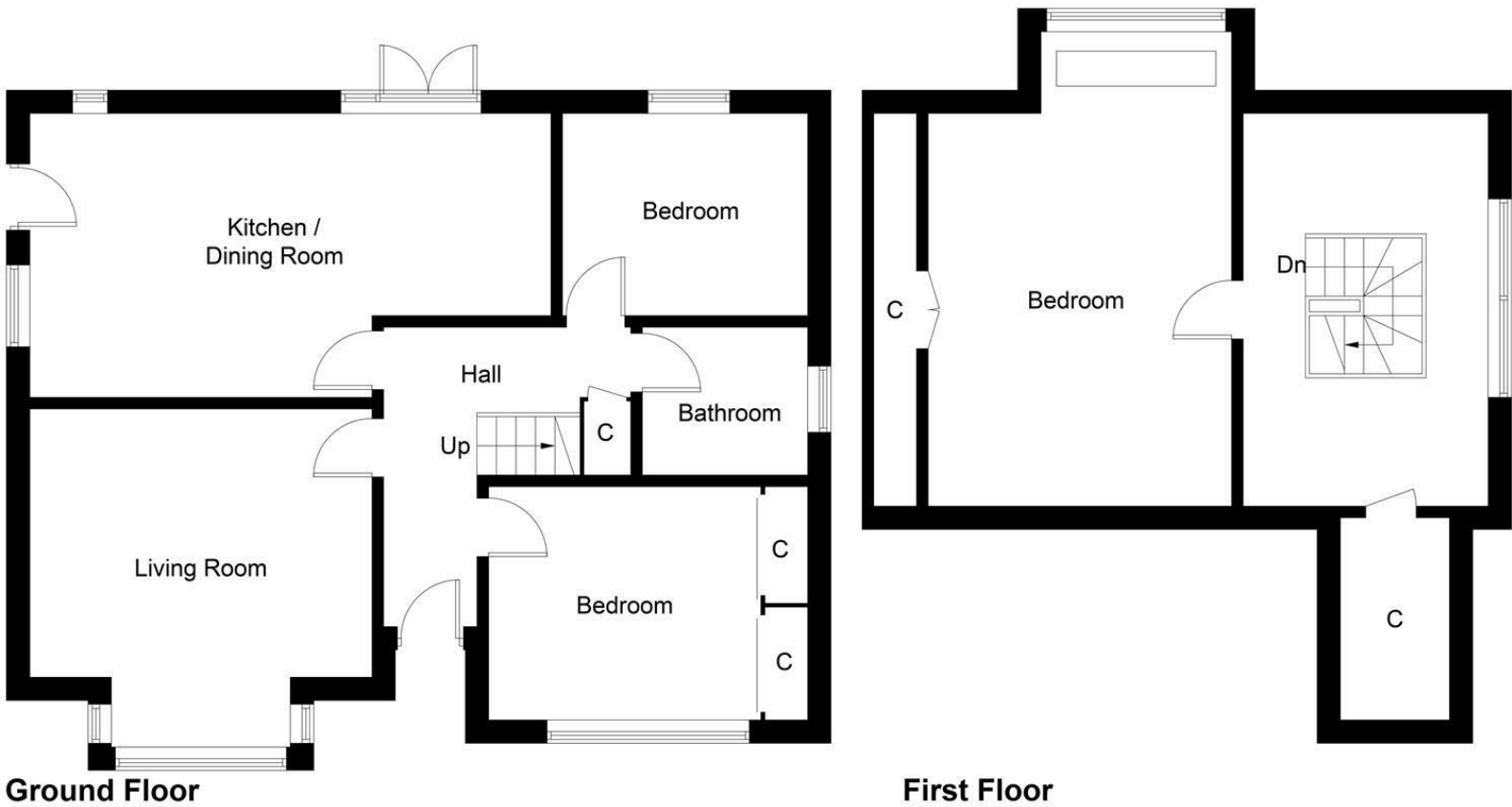
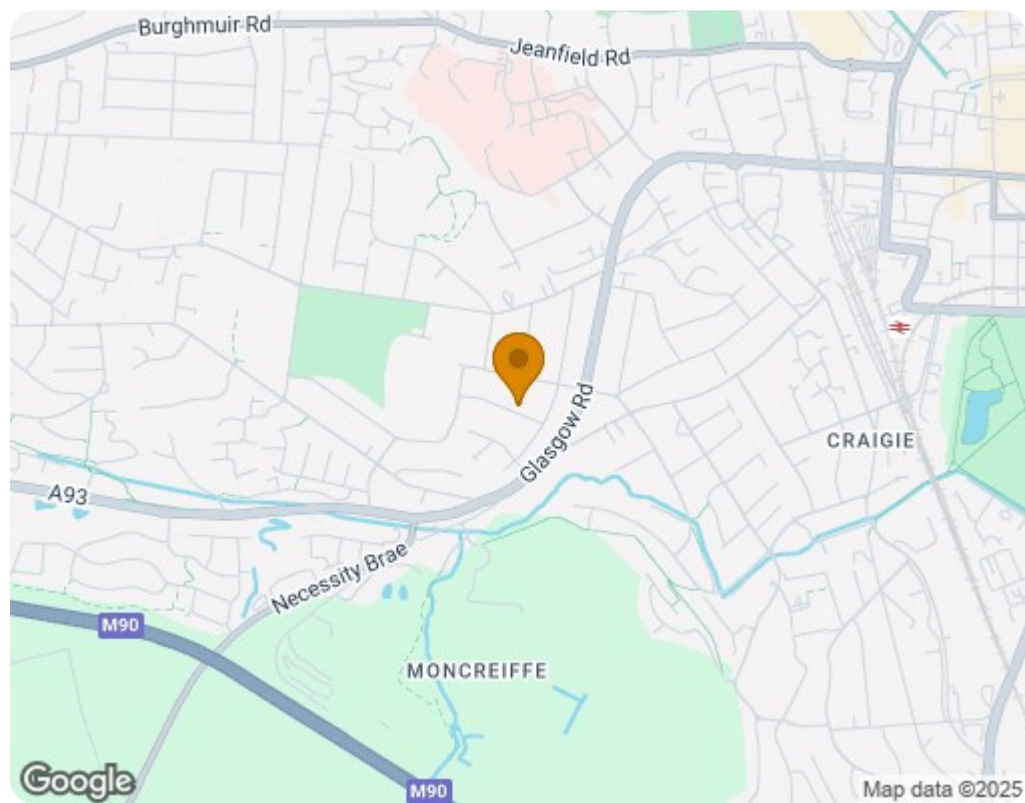


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1249414)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	69	75
(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		