

Simple Approach



Estate Agents



41 Thriepland Wynd, Perth
PH1 1RQ

Offers over £214,995

This well-presented semi-detached house on Thriepland Wynd, Perth, offers bright, modern accommodation ideally suited to families and first-time buyers. The property welcomes you with a spacious and airy lounge, providing a comfortable setting for everyday living. To the rear, the open-plan kitchen and dining area creates a fantastic social space, featuring ample room for cooking and family dining. Upstairs, the home offers three well-proportioned bedrooms, each offering flexibility for family living, guest accommodation, or home working. The stylish shower room is finished to a contemporary standard, adding to the overall appeal and practicality of the home. Externally, the property benefits from a private driveway for convenient off-street parking, along with a well-maintained private rear garden, perfect for relaxation or outdoor entertaining. With gas central heating, double glazing, and its excellent location close to local amenities, schools, and transport links, this is a fantastic opportunity to secure a great family home in a highly sought-after area.

Lounge

12'6" x 13'11" (3.83 x 4.26)

Kitchen + Dining Room

11'1" x 15'8" (3.40 x 4.79)

Bedroom One

13'7" x 8'2" (4.16 x 2.49)

Bedroom Two

12'1" x 9'3" (3.70 x 2.83)

Bedroom Three

10'4" x 7'3" (3.17 x 2.23)

Shower Room

6'3" x 6'5" (1.92 x 1.97)

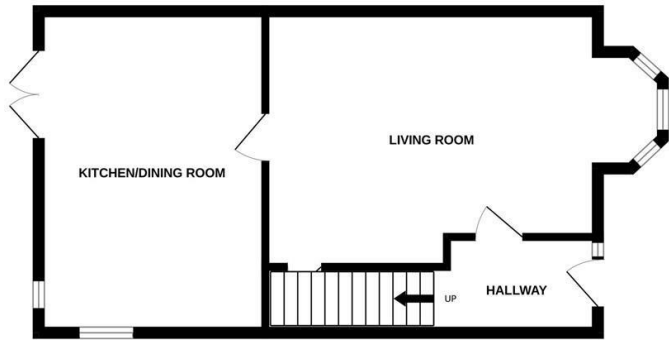




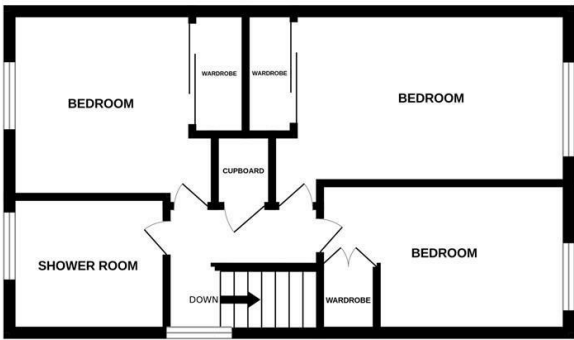
- Semi Detached House
- Open Plan Kitchen / Dining Area
- Private Rear Garden
- Three Bedrooms
- Stylish Shower Room
- Private Driveway
- Well Presented Throughout
- Gas Central Heating & Double Glazing



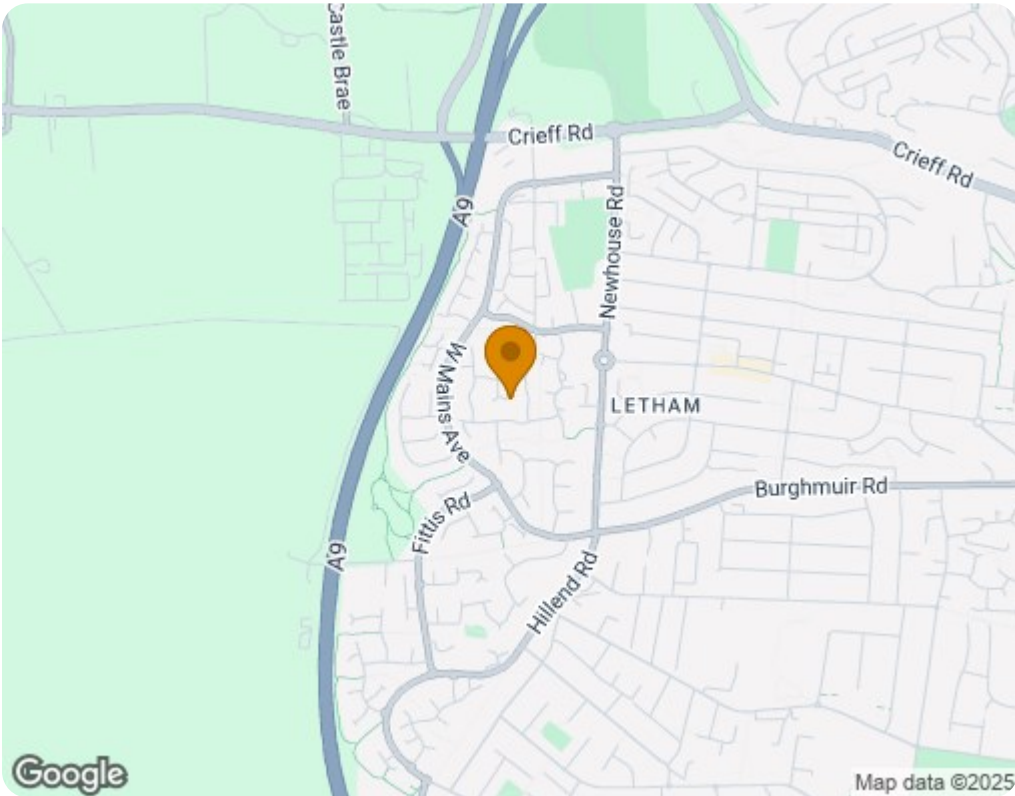
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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	78	81
(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		