



23 Linton Terrace, Perth, PH1 1LE
Offers over £285,000



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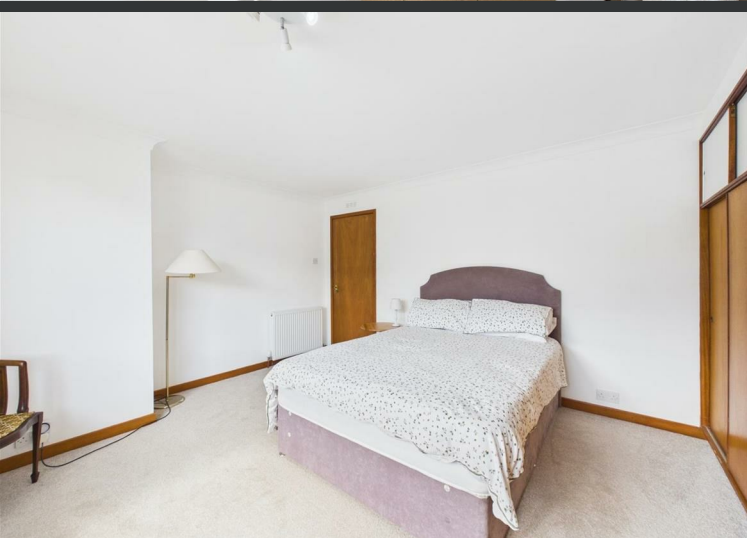
- Detached family villa
- Bright and spacious living room
- Sunroom overlooking the garden
- Ground floor bathroom and upstairs WC
- Driveway and attached garage
- Four double bedrooms
- Separate dining room
- Fitted kitchen with ample storage
- Large, beautifully maintained rear garden
- Superb far-reaching views

23 Linton Terrace is a spacious and versatile detached villa, occupying a generous plot within a desirable residential area of Perth. Offering flexible accommodation across two levels, this impressive home is ideally suited to families, couples, or those seeking adaptable living space.

The ground floor features a bright and generously proportioned living room, complemented by a separate dining room which flows seamlessly into a charming sunroom overlooking the rear garden. The fitted kitchen offers ample storage and workspace, while two well-sized bedrooms and a bathroom with over head shower provide excellent convenience for ground floor living. Upstairs, the property continues to impress with two further spacious bedrooms, excellent storage facilities, and a WC, creating an ideal layout for growing families or visiting guests. Externally, the home is surrounded by beautifully maintained gardens, with a large rear lawn offering a peaceful and private outdoor retreat. A driveway and attached garage provide excellent off-street parking and additional storage. Well cared for throughout, the property offers fantastic potential for modernisation and personalisation, allowing buyers to create a superb long-term family home in a sought-after Perth location.

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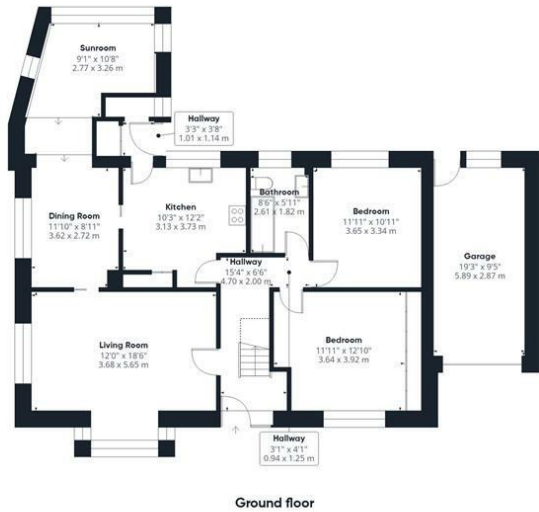


Location

Linton Terrace is situated within a highly regarded residential area of Perth, offering a peaceful setting while remaining close to excellent local amenities. The property benefits from convenient access to nearby supermarkets, shops, cafes, and healthcare facilities, as well as reputable primary and secondary schooling. Perth city centre is easily accessible, providing a wide range of retail, leisure, and dining options. The area is well connected by public transport and major road links, including the A9, making commuting straightforward to Dundee, Stirling, and Edinburgh. Surrounded by attractive green spaces and scenic countryside, the location combines everyday convenience with a relaxed residential atmosphere.







Approximate total area⁽¹⁾
 1817 ft²
 168.6 m²

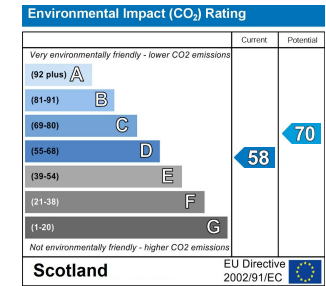
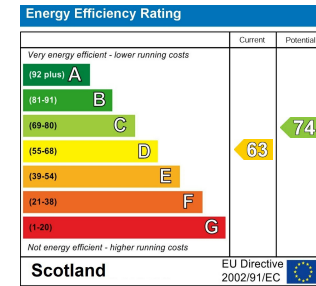
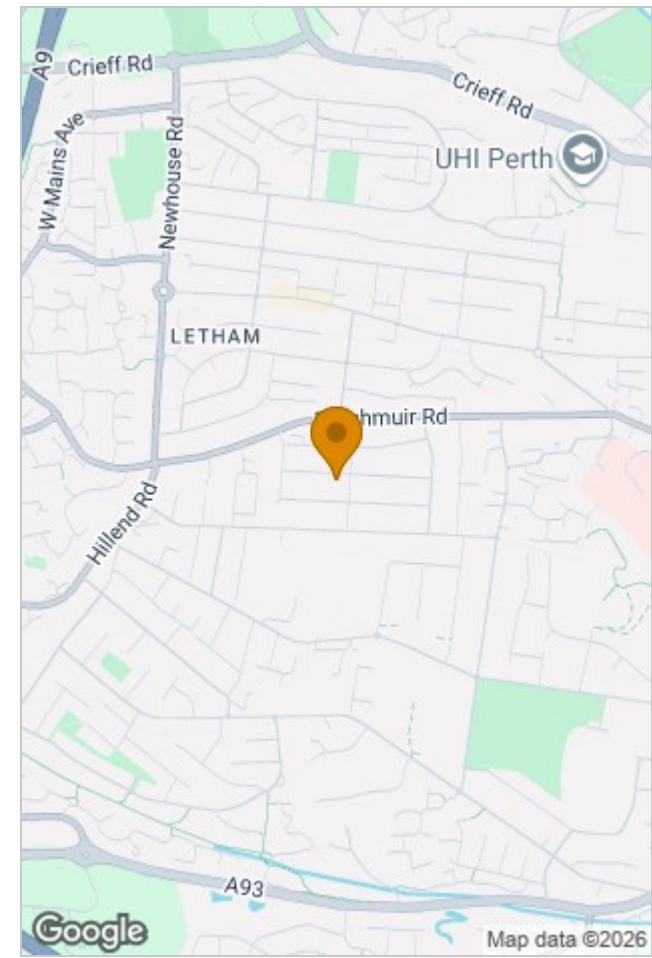
Reduced headroom
 .84 ft²
 7.8 m²

(1) Excluding balconies and terraces.

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

