



43 Robertson Road, Perth, PH1 1SN
Offers over £145,000



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- Attractive quarter villa
- Bright bay-window living room
- Contemporary family bathroom
- Generous shared garden grounds
- Gas central heating & double glazing
- Two well-proportioned bedrooms
- Attractive fitted kitchen
- Excellent natural light throughout
- Peaceful residential setting
- Allocated off-street parking

This well-presented quarter villa offers bright, comfortable living space within a peaceful residential setting, making it an ideal purchase for first-time buyers, small families, or downsizers.

The accommodation begins with a spacious and inviting living room, enhanced by a large bay window that allows for an abundance of natural light. The adjoining kitchen is well laid out, providing ample storage and workspace, with pleasant views to the rear. On the upper level, there are two well-proportioned bedrooms, both offering flexibility for use as sleeping accommodation, a home office, or nursery. A modern family bathroom completes the internal accommodation. Externally, the property benefits from shared garden grounds, offering excellent outdoor space for relaxing or entertaining. The gardens provide a good degree of privacy and enjoy a leafy outlook, adding to the overall appeal. Well maintained throughout, this attractive home is ready for immediate occupation while still offering scope for personalisation. Combining practicality, comfort, and a convenient location, this is a fantastic opportunity to acquire a charming quarter villa within a sought-after area of Perth.

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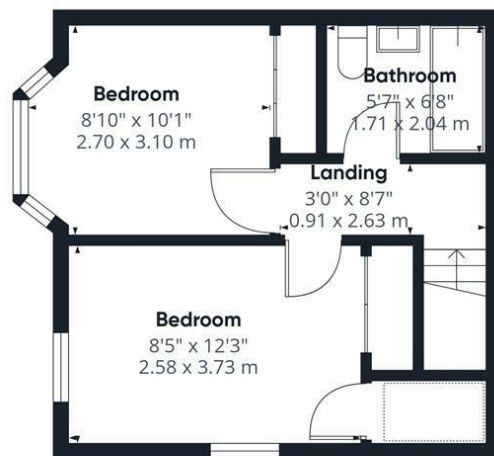




Location

Robertson Road is a popular residential area within Perth, offering a quiet and established setting while remaining close to the city centre. The location provides easy access to a range of local amenities, including shops, supermarkets, and well-regarded schools. Perth city centre is just a short distance away, offering an excellent selection of retail, dining, and leisure facilities, as well as transport links to Dundee, Edinburgh, and Glasgow. The surrounding area also benefits from nearby green spaces and walking routes, making it ideal for outdoor enthusiasts. This location combines everyday convenience with a relaxed residential environment.



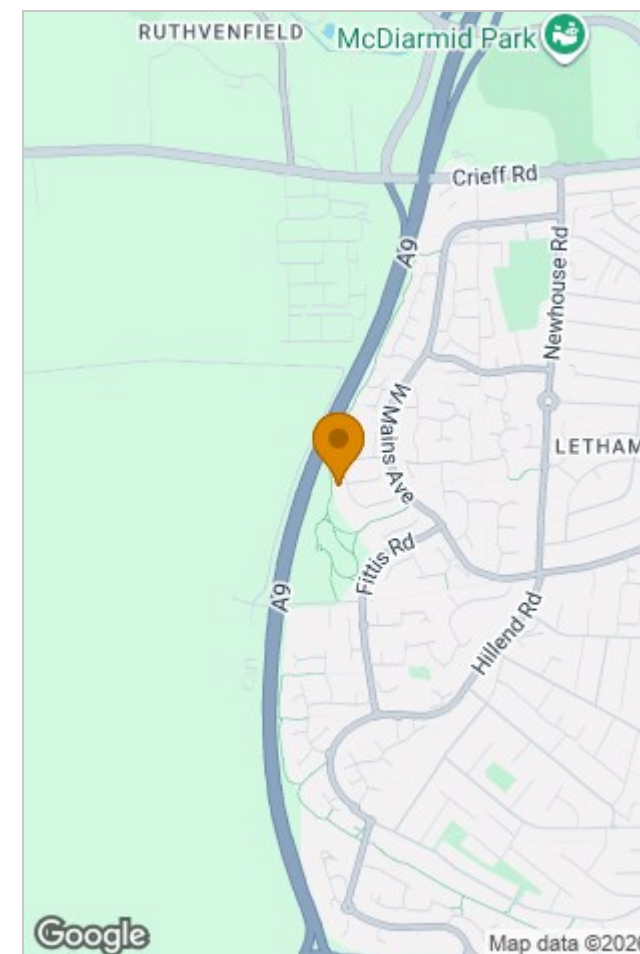
Approximate total area⁽¹⁾

586 ft²
54.4 m²

(1) Excluding balconies and terraces

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

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Energy Efficiency Rating

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		
	74	80

EU Directive 2002/91/EC

Scotland

Environmental Impact (CO₂) Rating

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		
	81	82

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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.

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