Possible
Making it Possible

17 Edradour Terrace, Perth, PH1 3GQ

Offers over £350,000

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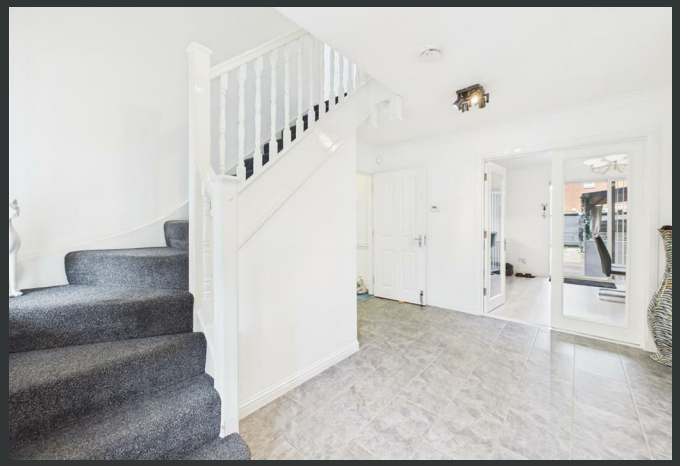
17 Edradour Terrace
Perth, PH1 3GQ

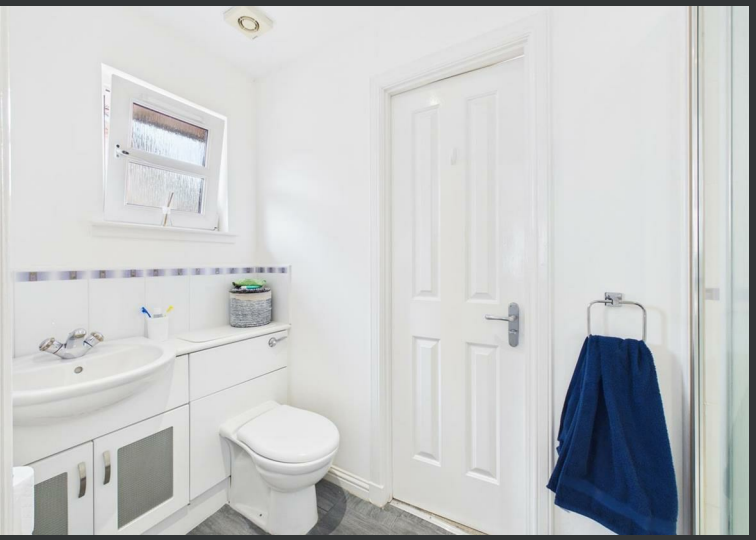
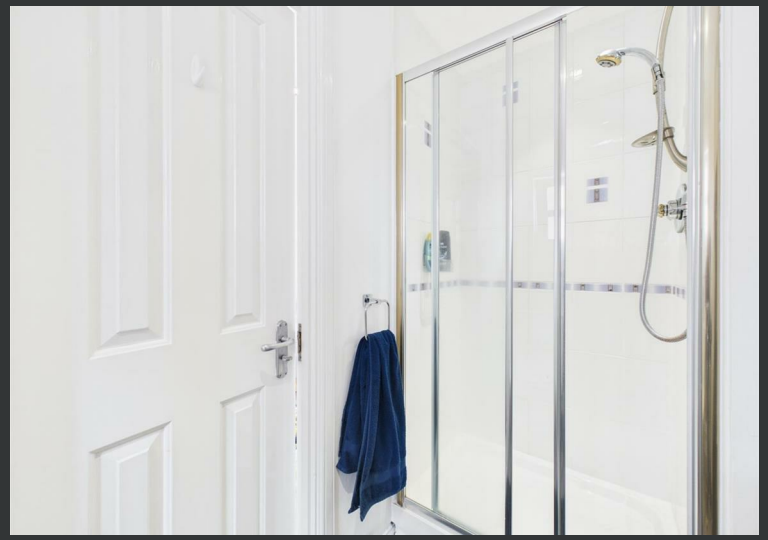
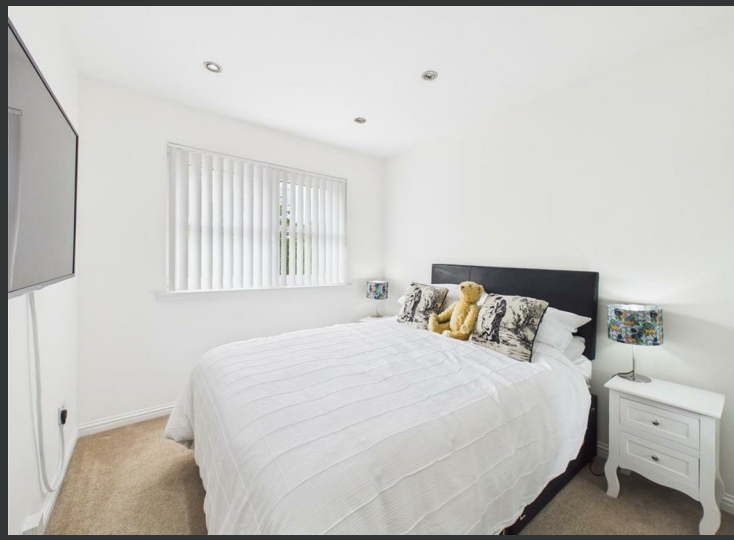
Offers over £350,000

- Impressive detached family home
- Three bathrooms
- Bright bay-windowed living room
- Utility room and WC
- Landscaped rear garden
- Five generous bedrooms
- Spacious open-plan dining kitchen
- Versatile gym/garage conversion
- Large garden room
- Peaceful cul-de-sac position

The largest house type within the development and occupying a highly desirable position within a small cul-de-sac, this impressive five-bedroom detached villa offers beautifully presented accommodation, perfect for modern family living.

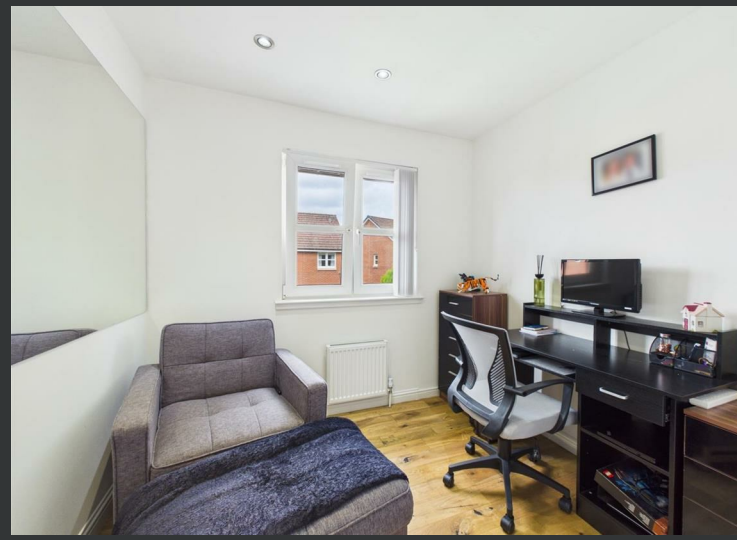
The welcoming entrance hall leads to a bright and spacious dual-aspect living room/dining area, where a large bay window fills the room with natural light. To the rear, the heart of the home is the stunning open-plan dining kitchen, featuring plentiful units, extensive worktop space, breakfast bar seating and ample room for entertaining. Sliding patio doors provide seamless access to the enclosed rear garden. Formerly a double garage, a generous gym also provides the option of a playroom or conversion into a further bedroom or reception room. Completing the ground floor is a utility room and convenient WC. Upstairs, the generous principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. There is an additional en-suite double bedroom and three further well-proportioned bedrooms are served by a Jack-and-Jill family shower room, making this an ideal home for growing families. Externally, the property boasts a substantial monoblock driveway providing excellent parking and storage. To the rear, the fully enclosed garden has been thoughtfully landscaped with low-maintenance artificial lawn and an outstanding covered garden room with a store room, creating the perfect space for relaxing and entertaining throughout the year.



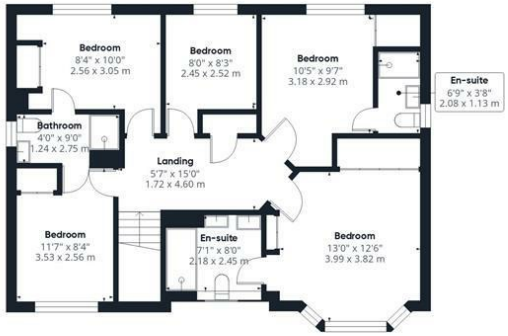




Location

Edradour Terrace is a highly regarded residential development in western Perth, popular with families thanks to its peaceful setting and excellent convenience. The property is within easy reach of well-regarded primary and secondary schools, local supermarkets, cafés and everyday amenities, while nearby Broxden Roundabout offers excellent road links to Edinburgh, Glasgow, Dundee and Inverness. Perth city centre is only a short drive away, providing an extensive range of shopping, leisure and dining options. Residents also enjoy easy access to woodland walks, parks and outdoor recreation, making this an ideal location for families and professionals seeking space, convenience and an excellent quality of life.



Ground floor Building 1



Floor 1 Building 1

Ground floor Building 2

Approximate total area(1)

2136 ft²

198.5 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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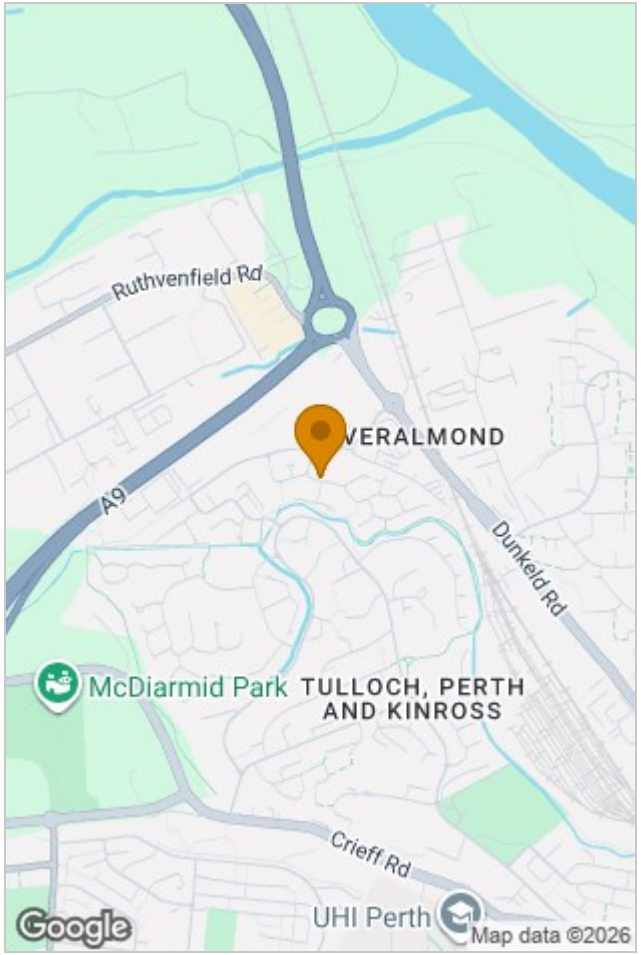

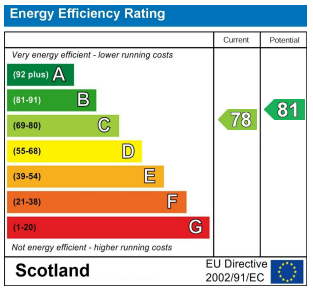

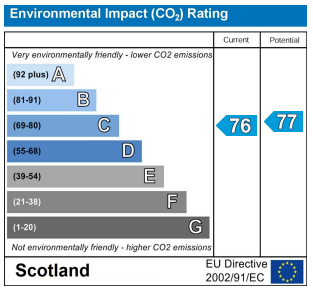

Viewing

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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