



**Premier  
Properties**  
Perth



## 30 Pullar Terrace, Perth, PH1 2QF

**Offers Over £149,950**

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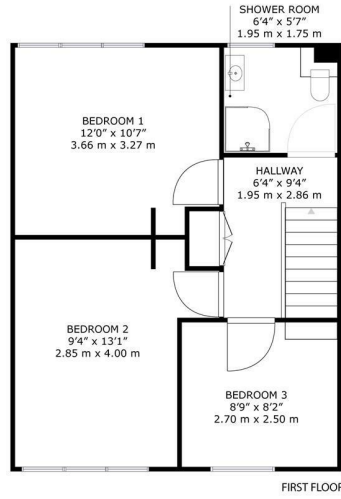
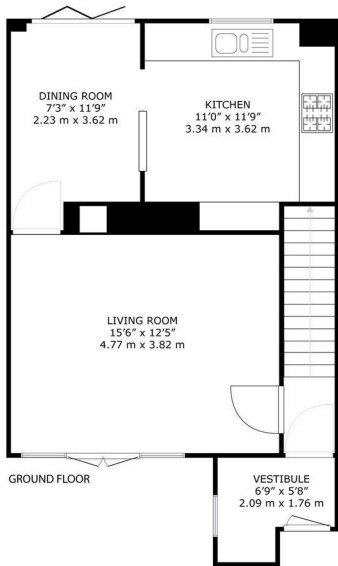
Upon entering, you are welcomed by a bright entrance vestibule that leads into a spacious hall. The living room offers a comfortable space for relaxation, while the open-plan kitchen and dining area create a perfect setting for entertaining guests or enjoying family meals. The layout is both practical and inviting, ensuring a warm atmosphere throughout.

The property benefits from gas central heating and the windows are double glazed throughout.

Externally, the villa features delightful garden grounds both at the front and rear. The rear garden is particularly appealing, with a timber decking area complete with a pergola, providing an ideal spot for outdoor dining or simply enjoying the fresh air. On-street parking is available, adding to the convenience of this lovely home.

Set in the heart of the popular area of Tulloch in Perth which continues to be a popular residential area for its excellent access to Perth City Centre via a regular bus route and to motorway links towards Dundee, Edinburgh and the Central Belt via both Broxden and Inveralmond Roundabout just a few minutes from this property's doorstep, ideal for the commuter.

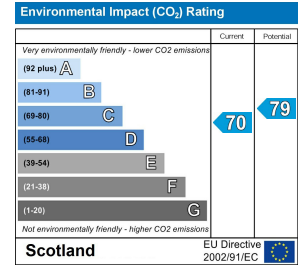
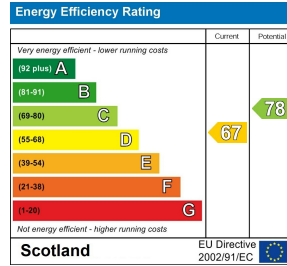
- 3 bed mid terrace villa
- Sought after Perth location
- Open plan kitchen/dining
- Gas central heating
- Double glazed windows
- Front and rear gardens
- Timber decking with pergola
- On street parking available
- Close to local amenities
- Viewing recommended



### 30 Pullar Terrace, Perth, PH1 2QF

GROUND FLOOR : 454 sq. ft, 42.2 m<sup>2</sup>, FIRST FLOOR : 420 sq. ft, 39.0 m<sup>2</sup>  
GROSS INTERNAL AREA  
TOTAL: 874 sq. ft, 81.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATIVE, ACTUAL MAY VARY



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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