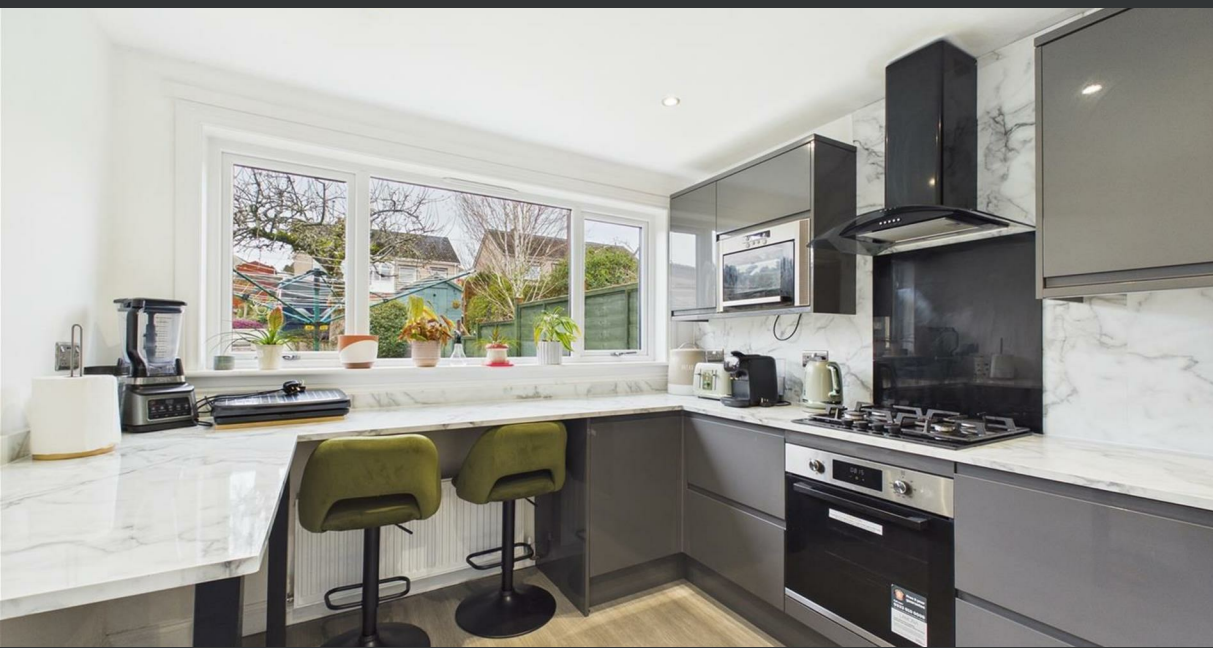




Cluny Cottage, 30 Feus Road, Perth, PH1 2BA
Fixed Price £250,000

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Cluny Cottage, 30 Feus Road Perth, PH1 2BA

Fixed Price £250,000

- Traditional semi-detached home
- Bright bay-window living room
- Gas central heating & double glazing
- Excellent natural light throughout
- Well-presented, move-in condition
- 3 bedrooms & dining room/4th bedroom
- Stylish modern fitted kitchen
- Family bathroom
- Generous rear garden
- Off-street parking to rear

Cluny Cottage is a beautifully presented and deceptively spacious traditional home, offering flexible accommodation across two levels in a sought-after area of Perth.

The ground floor features a bright and welcoming living room with a charming bay window, tasteful décor, and a cosy stove, creating an ideal space to relax. To the rear, a superb contemporary kitchen has been thoughtfully designed with sleek units, quality worktops, and a breakfast bar, with space for appliances and everyday dining. An additional versatile room on this level can be used as a dining room, fourth bedroom or home office depending on individual needs. Upstairs, the property offers three well-proportioned bedrooms, all enjoying good natural light and comfortable layouts. The family bathroom is finished to a high standard, providing both style and practicality. Externally, the home benefits from a generous rear garden, mainly laid to lawn with a patio area and space for outdoor entertaining. Combining traditional character with modern upgrades, this attractive home is ideal for families or those seeking flexible living space in a convenient and well-connected location.

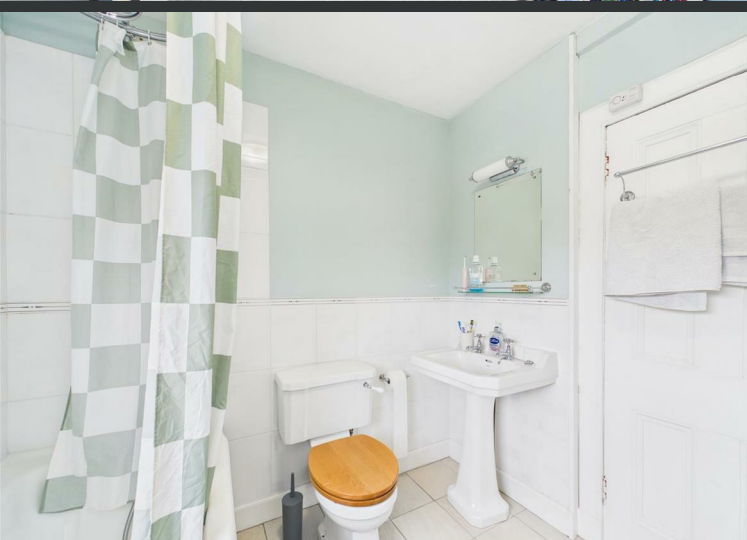


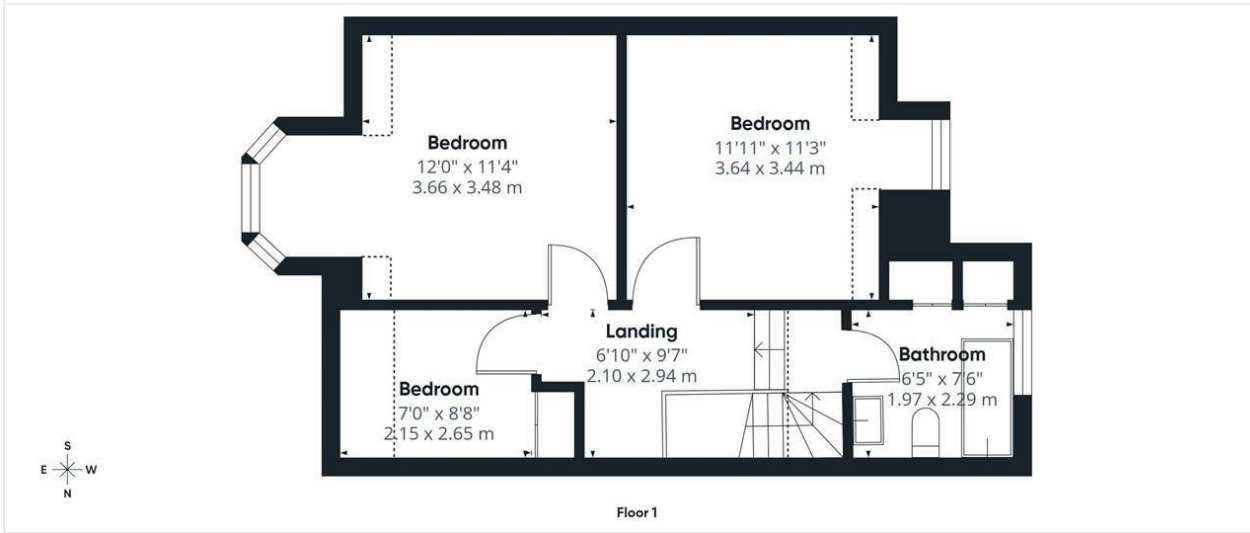
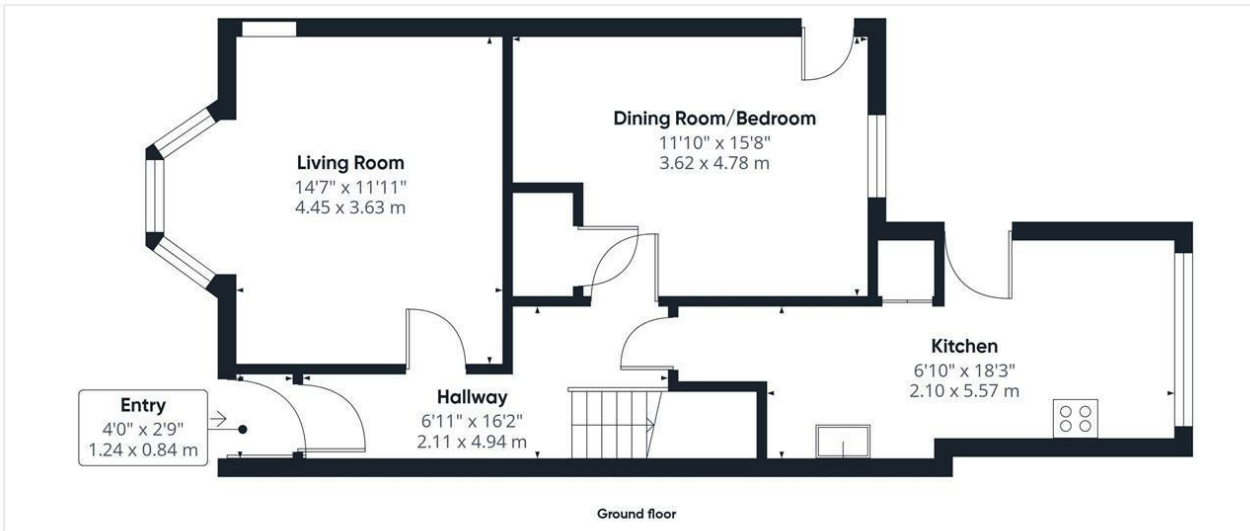


Location

Located on Feus Road, Cluny Cottage enjoys a desirable residential setting just a short distance from Perth city centre. The area offers a range of local amenities including shops, schools, and leisure facilities, all within easy reach. Perth provides excellent transport links via road and rail, connecting to Dundee, Edinburgh, and Glasgow, making it ideal for commuters. The surrounding area is known for its scenic beauty, with nearby parks, walking routes, and access to the River Tay offering outdoor recreation opportunities. Combining convenience with a peaceful neighbourhood feel, this location is particularly attractive to families and professionals alike.







Approximate total area⁽¹⁾
1158 ft²
107.7 m²

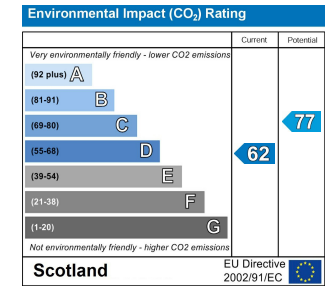
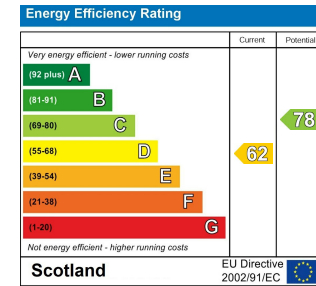
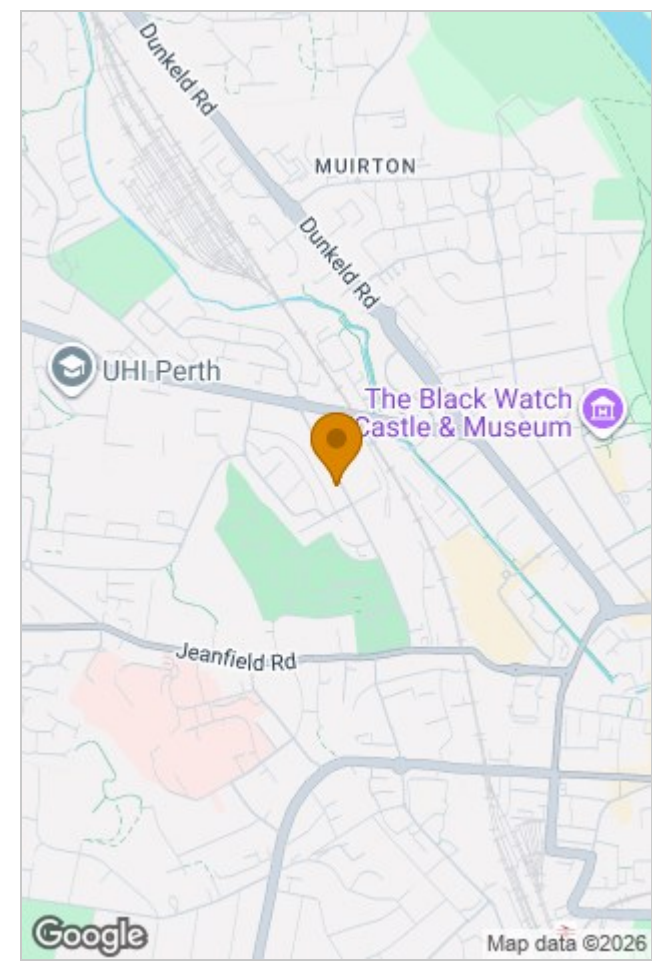
Reduced headroom
42 ft²
3.9 m²

(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.

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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.

