



29 Geddes Avenue, Perth, PH1 0AF
Offers over £325,000

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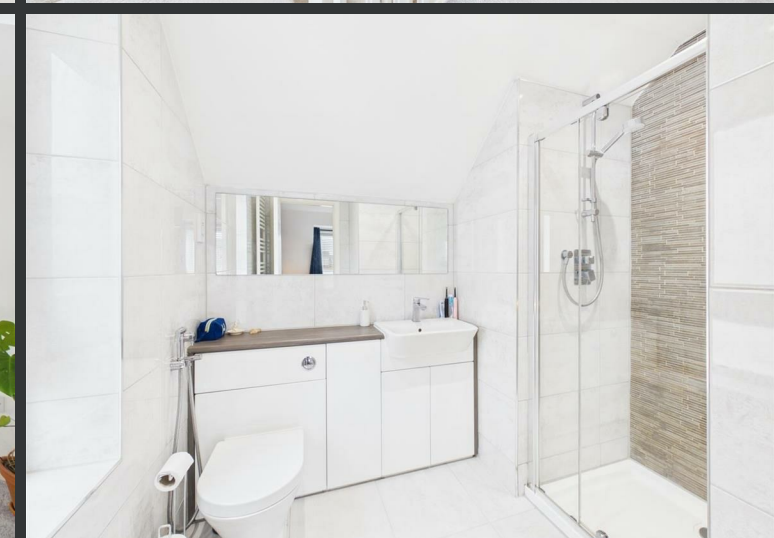
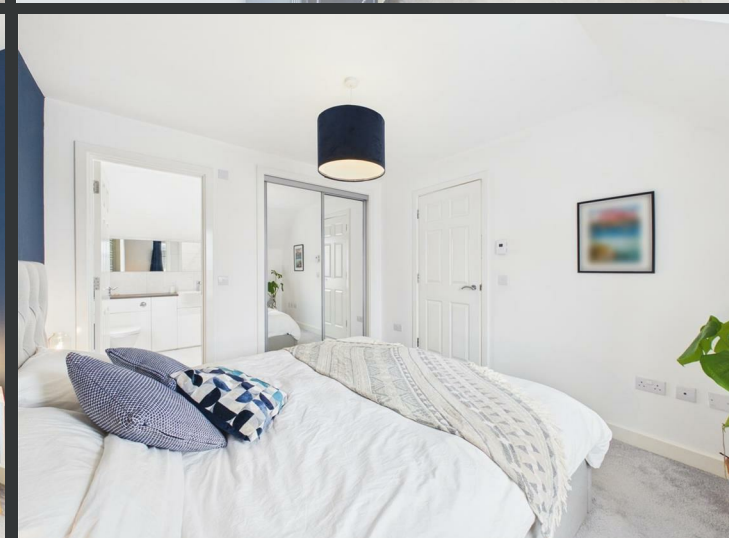
- Four-bedroom detached family home
- Bright and spacious living room
- Stunning sunroom
- Family bathroom
- Generous monobloc driveway
- Principal bedroom with en suite
- Contemporary dining kitchen
- Ground floor WC
- Integral garage
- Enclosed rear garden

Situated within the sought-after Bertha Park development, this beautifully presented four-bedroom detached family home offers generous, contemporary accommodation finished to an exceptional standard throughout. Thoughtfully designed with modern family living in mind, the property enjoys a fantastic position and is ready for immediate occupation.

The welcoming entrance hall leads to a bright and spacious living room, while the impressive dining kitchen provides an excellent social hub with a range of integrated appliances, ample storage and plenty of space for family dining. A stunning sunroom extends the living accommodation, flooding the space with natural light and offering direct access to the enclosed rear garden, creating the perfect setting for entertaining or relaxing. A convenient ground floor WC and integral garage complete the ground floor. Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with its own en suite shower room. The remaining bedrooms provide excellent flexibility for family life, guests or home working and are served by a stylish family bathroom. Externally, the property enjoys a generous monobloc driveway providing ample off-street parking, an integral garage and a fully enclosed rear garden with a lawn and patio, ideal for children, entertaining and outdoor dining. Combining spacious accommodation, modern styling and an excellent location, this is a superb family home in one of Perth's most desirable developments.

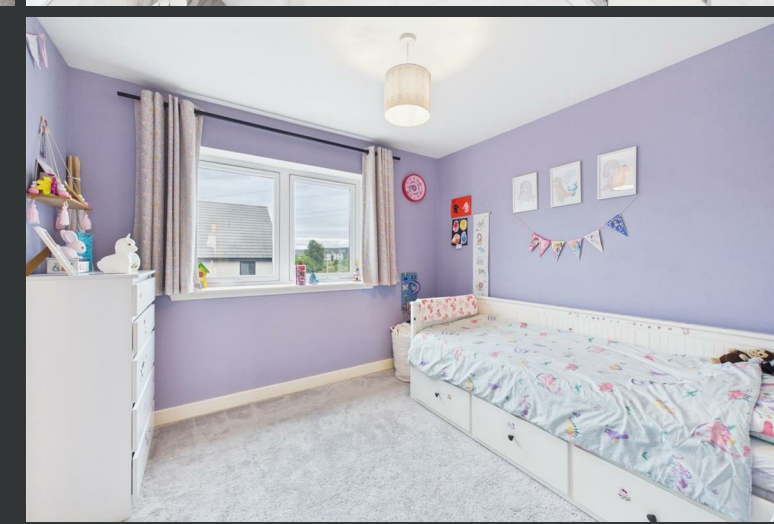
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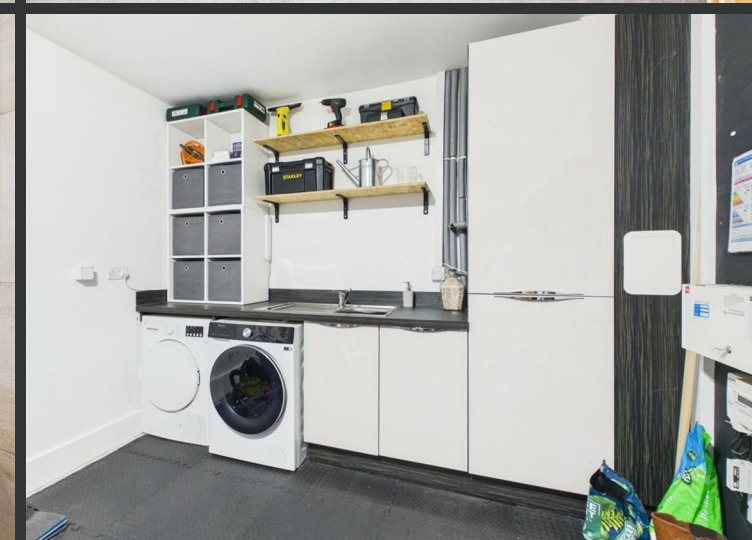
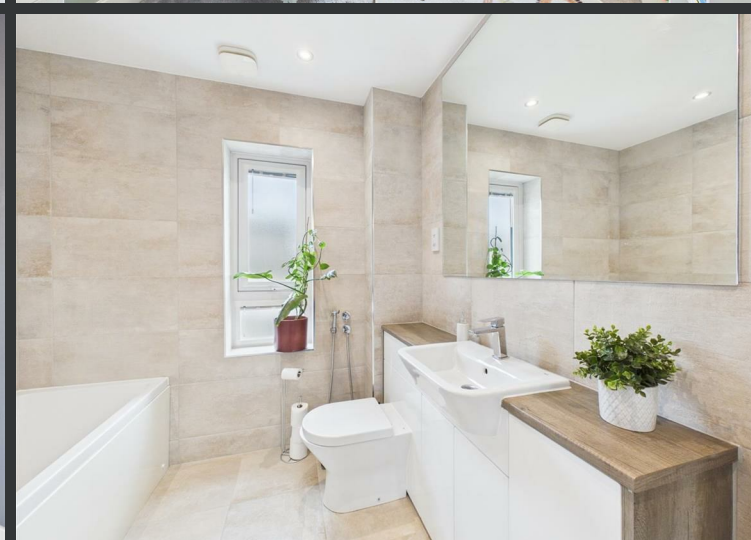
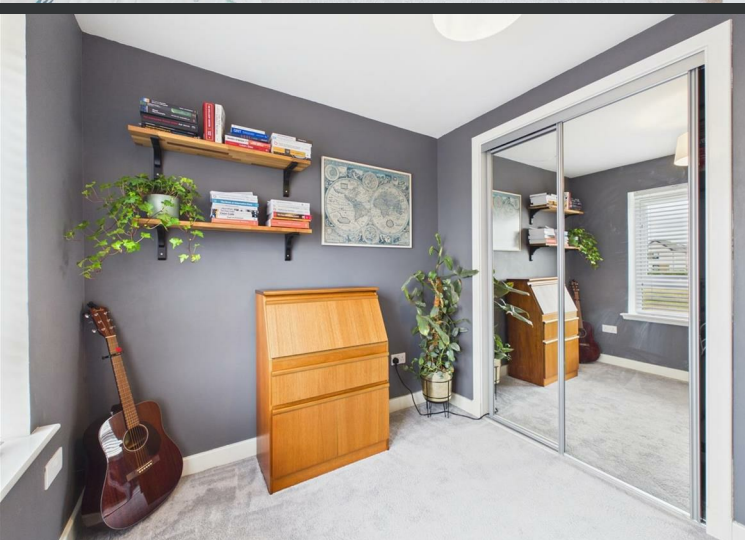




Location

Bertha Park is one of Perth's newest and most desirable residential developments, offering a superb setting for families and professionals alike. The area benefits from excellent transport links, with easy access to the A9, making commuting to Dundee, Stirling, Edinburgh and Glasgow straightforward. Bertha Park High School, local primary schooling, play parks and scenic walking routes are all within easy reach, while nearby supermarkets, Inveralmond Retail Park and Perth city centre provide an excellent range of shopping, leisure and dining options. Combining modern convenience with attractive surroundings, Bertha Park continues to be one of Perth's most sought-after places to call home.







Ground floor



Floor 1

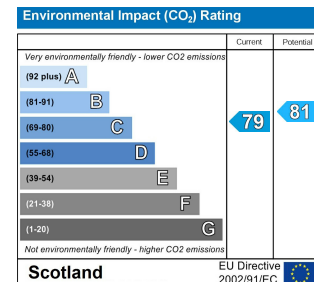
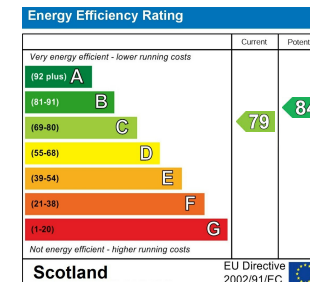
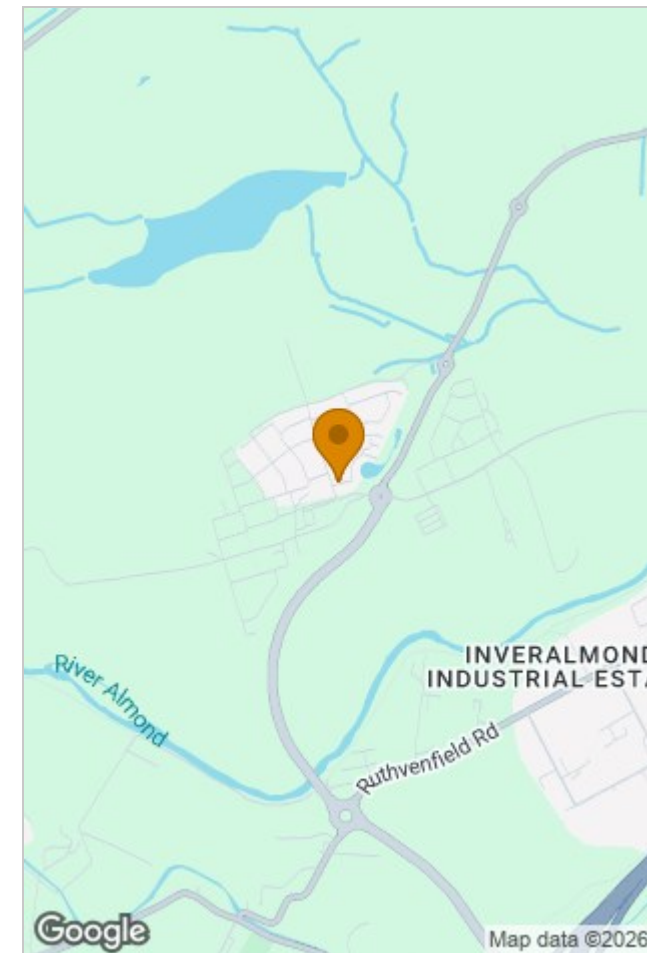


Approximate total area⁽¹⁾
1481 ft²
137.5 m²

(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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