

3 Berwick Brae, Perth, PH2 0TN

Offers over £230,000

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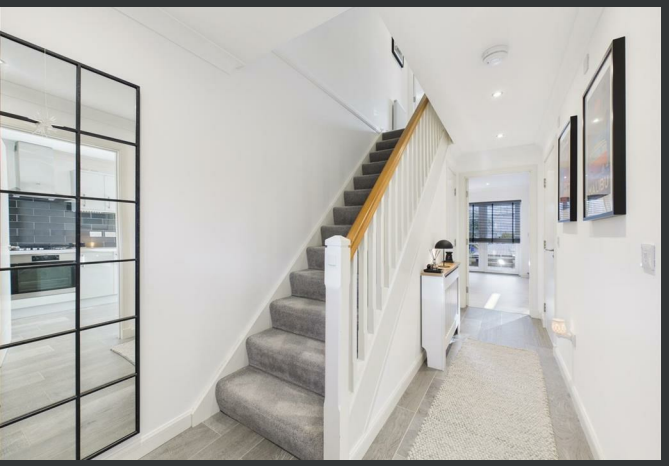
- Modern semi-detached home
- Beautifully presented throughout
- Spacious rear living room
- Stylish bathroom
- Enclosed landscaped garden
- Two double bedrooms
- Contemporary dining kitchen
- French doors to garden
- Convenient downstairs WC
- Generous driveway parking

Enjoying an attractive position within a modern residential development in Perth, 3 Berwick Brae is a beautifully presented two-bedroom semi-detached home offering stylish interiors, excellent outdoor space and generous off-street parking.

Built by A&J Stephen, the accommodation opens into a welcoming hallway leading to a contemporary kitchen, finished with sleek white gloss units, contrasting dark tiled splashbacks and ample worktop space. There is also room for informal dining, while a convenient ground-floor WC adds further practicality. To the rear, the spacious living room provides an inviting place to relax, with attractive flooring, neutral décor and French doors opening directly onto the garden, allowing natural light to fill the room. Upstairs, there are two well-proportioned double bedrooms, both benefiting from fitted wardrobes. The second bedroom is currently arranged as a comfortable home office and additional sitting area, demonstrating the flexibility of the accommodation. A stylish family bathroom, complete with contemporary tiling, a modern vanity unit and shower over the bath, completes the upper floor. Externally, the property enjoys an enclosed rear garden featuring a neatly maintained lawn and paved patio. A generous monoblock driveway provides excellent off-street parking. Combining modern finishes with practical living space, this appealing home is well suited to first-time buyers, professionals and smaller families.













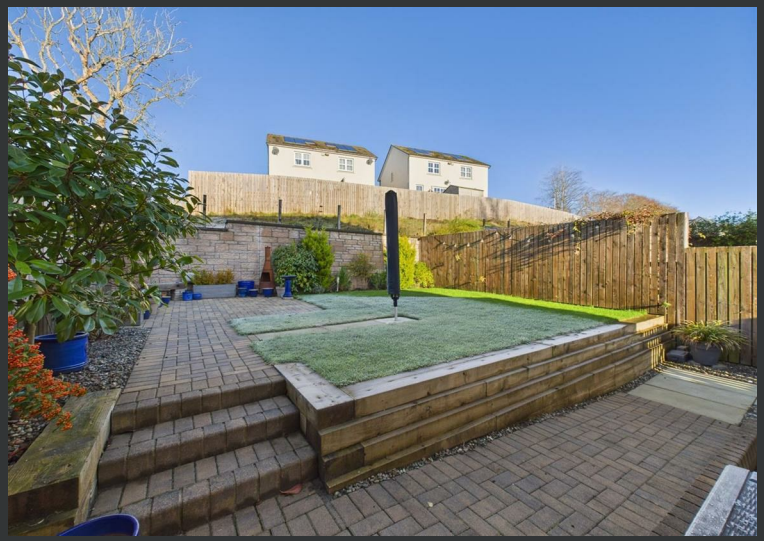
Location

Berwick Brae is situated within an attractive residential development on the western side of Perth, offering a pleasant setting with convenient access to local amenities and transport connections. The nearby Glasgow Road provides a range of everyday facilities, while Perth city centre offers an excellent selection of shops, supermarkets, cafés, restaurants and leisure attractions. The area is also well placed for access to local schooling and recreational facilities. For commuters, the nearby A9 and M90 provide convenient road links to Dundee, Stirling, Edinburgh and Glasgow, while Perth railway and bus stations offer further transport connections.

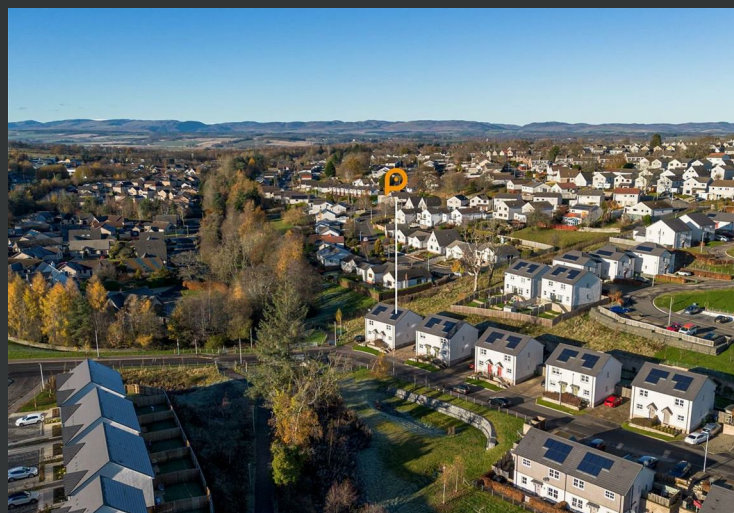


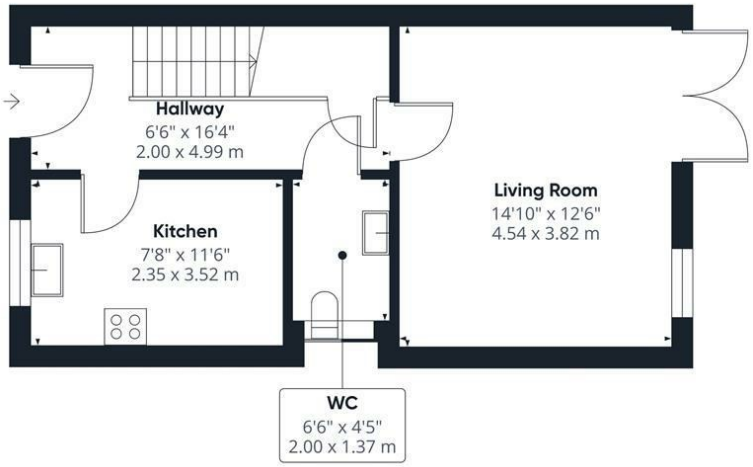




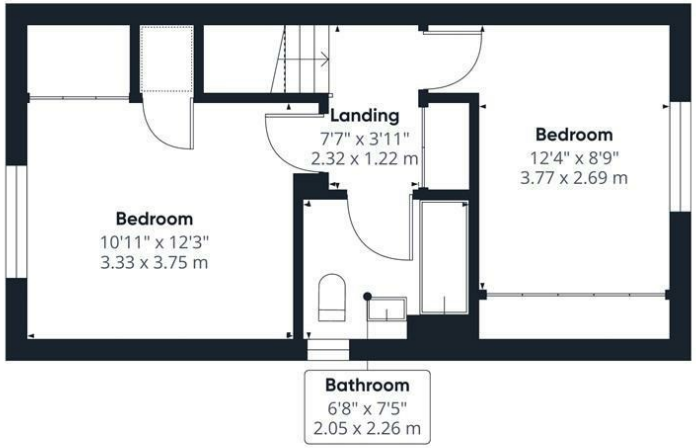






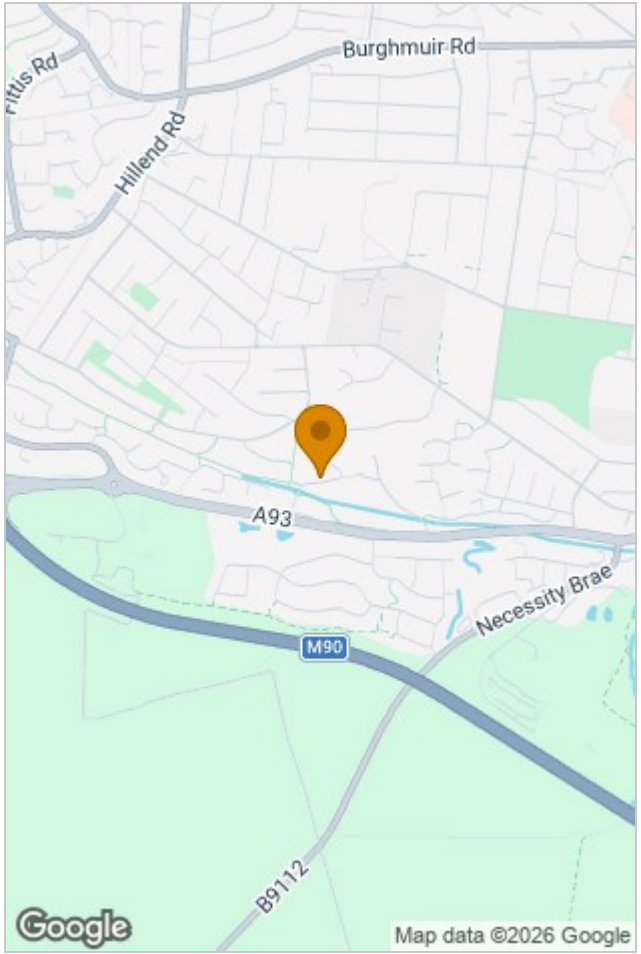


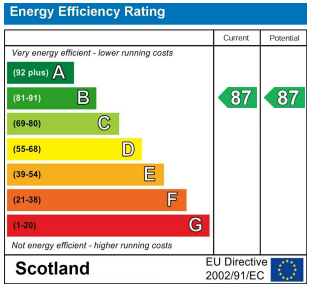
Ground floor

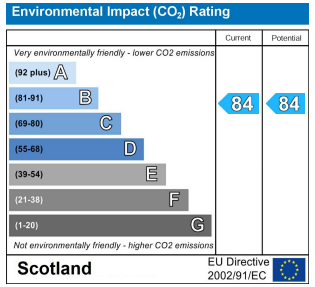




Floor 1







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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