



8 Jeanfield Road, Perth, PH1 1PH  
Offers over £300,000

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## 8 Jeanfield Road Perth, PH1 1PH

- Traditional semi-detached home
- Bay-windowed living room
- Separate dining room
- Rear family room with garden access
- Private, low-maintenance rear garden
- 3/4 bedrooms
- Wood-burning stove
- Modern kitchen with units
- Family bathroom with shower over bath
- Convenient city location

Located in a popular and convenient area of Perth, this attractive traditional home at 8 Jeanfield Road offers generous accommodation across two levels, blending character features with modern family living.

The ground floor comprises a welcoming entrance hallway leading to a bright and spacious living room, complete with a bay window and feature fireplace with wood-burning stove. A separate dining room provides an excellent space for family meals and entertaining or can be used as an additional bedroom. To the rear, the well-appointed kitchen is fitted with contemporary units, ample worktop space and a range-style cooker, and opens through to a fantastic family room. This versatile space enjoys direct access to the garden and is ideal for everyday living. Upstairs, the property offers three bedrooms, including two well-proportioned doubles and a further single bedroom, perfect as a nursery, study or dressing room. Completing the accommodation is a modern shower room. The upper level retains a bright and airy feel, with attractive proportions and pleasant outlooks. Externally, there is a private rear garden laid mainly with gravel for ease of maintenance, along with a timber shed and seating areas. To the front, the property benefits from a small enclosed garden area with off-street parking available to the rear. This charming home will appeal to a wide range of buyers seeking character, space and a convenient location close to Perth city centre.

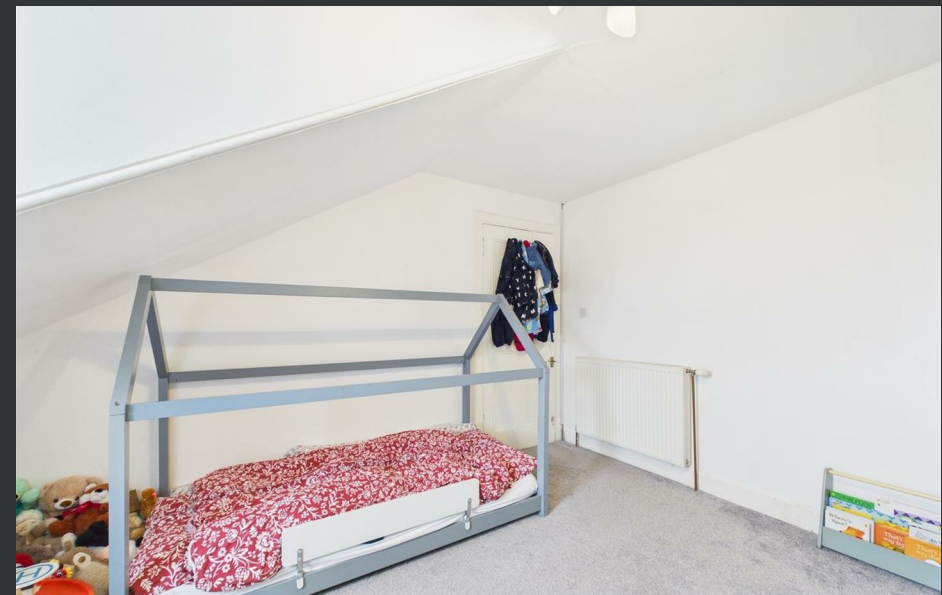
Offers over £300,000

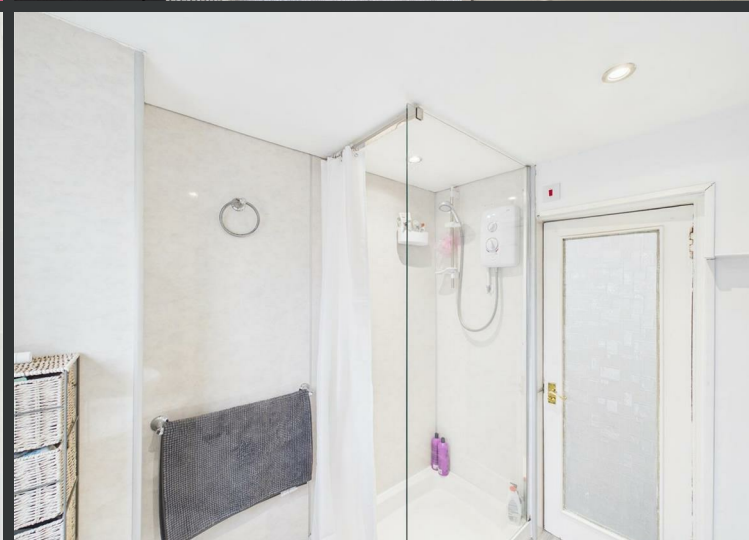
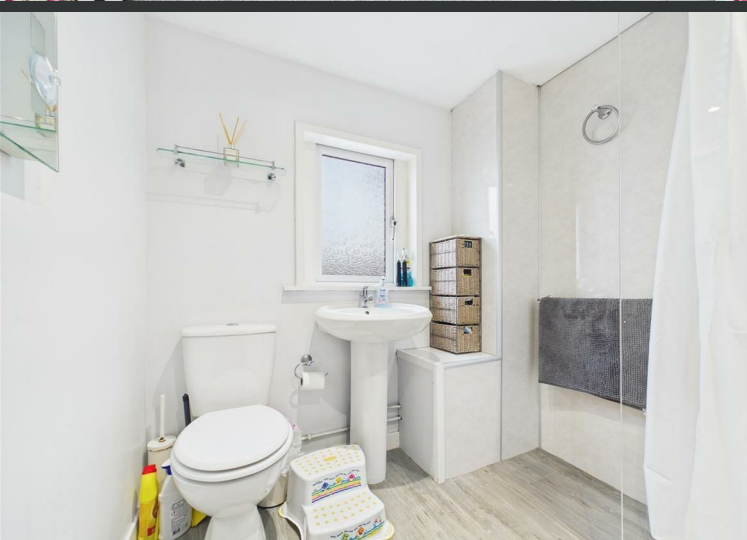


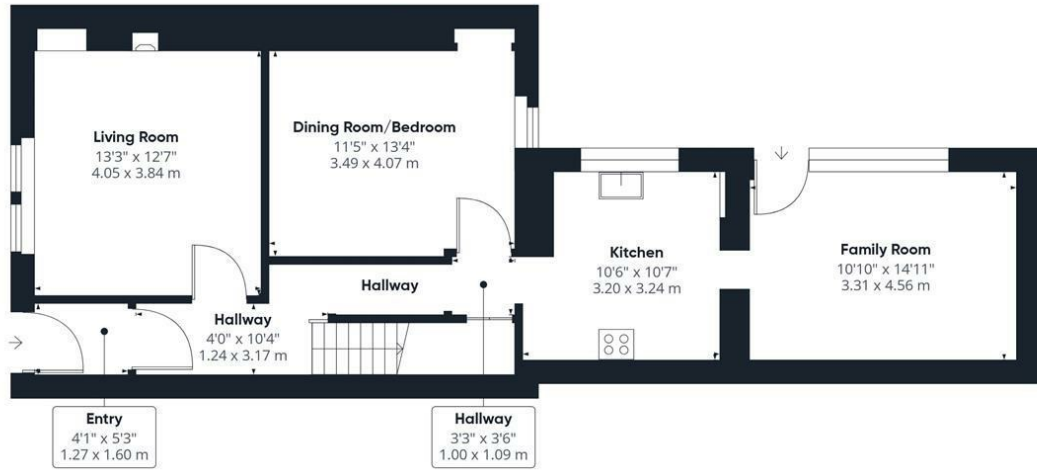


## Location

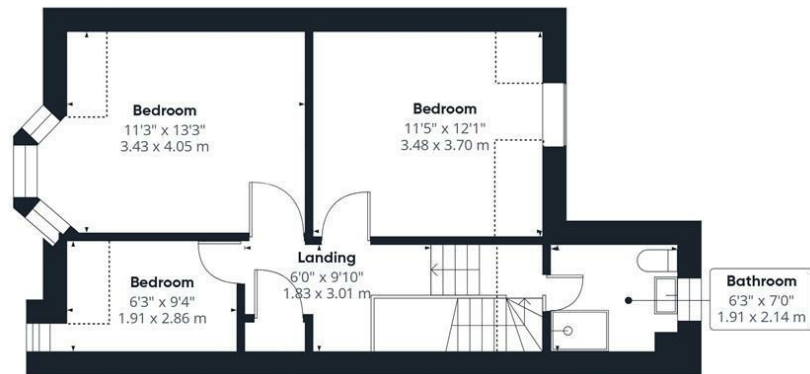
Jeanfield Road is a well-established and highly regarded residential area of Perth, popular with families and professionals alike. The property is within easy reach of Perth city centre, offering a wide range of shops, restaurants, cafés and leisure facilities. Excellent local schooling is available nearby, along with convenient access to supermarkets and everyday amenities. The area benefits from good public transport links and straightforward road connections to the A9, making it ideal for commuters travelling north or south. Nearby parks and green spaces provide pleasant outdoor opportunities, contributing to the area's strong appeal.







Ground floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
1207 ft<sup>2</sup>  
112.1 m<sup>2</sup>

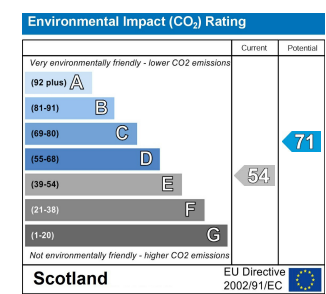
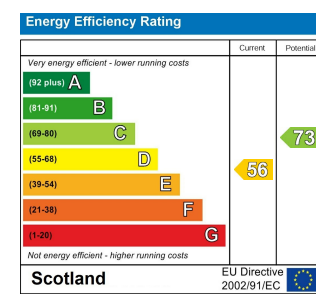
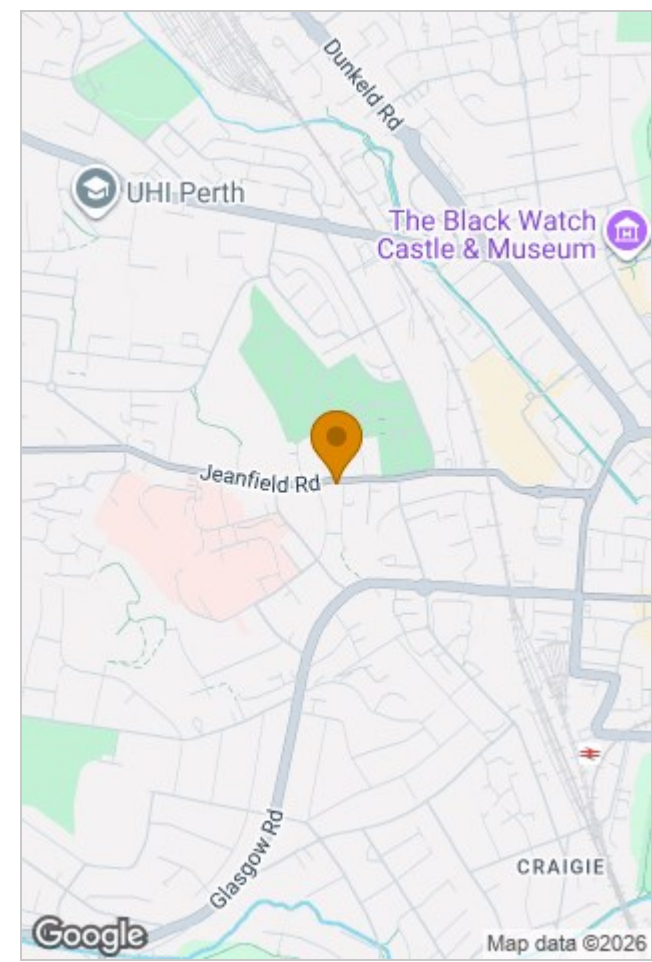
**Reduced headroom**  
.45 ft<sup>2</sup>  
4.2 m<sup>2</sup>

(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.

