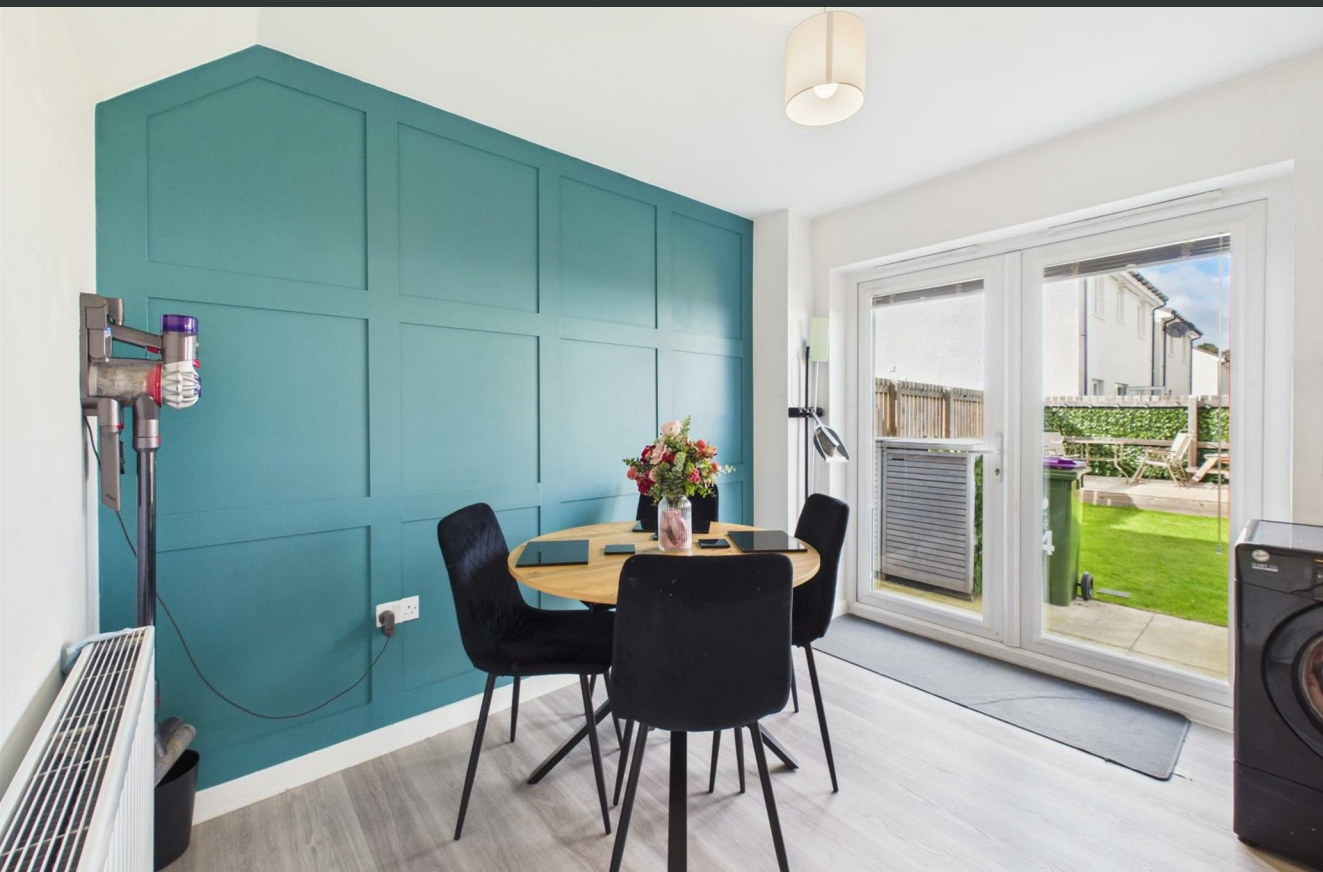




44 Mercer Street, Perth, PH1 0AJ  
Offers over £240,000

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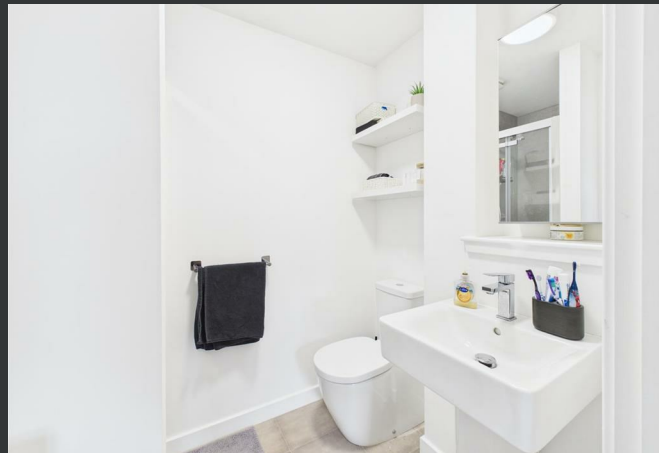
## 44 Mercer Street Perth, PH1 0AJ

- Three-bedroom home
- Spacious living room
- Dining kitchen
- Main bedroom with en-suite
- Off-street parking
- Excellent condition throughout
- Contemporary interior styling
- French doors to garden
- Solar panels and EV charger
- Enclosed garden with decking and shed

Presented in excellent condition throughout, 44 Mercer Street is a stylish three-bedroom semi-detached home offering bright, well-planned accommodation alongside an attractive enclosed rear garden.

The ground floor has a practical and welcoming layout, with a comfortable living room positioned to the front. Generous proportions, a large window and contemporary wall panelling give the space plenty of character while retaining a light, modern feel. To the rear, the dining kitchen provides an excellent everyday hub, combining a well-equipped kitchen with ample room for a dining table. French doors open directly onto the garden, creating an easy connection between the indoor and outdoor spaces. A useful WC completes the ground floor. Upstairs are three bedrooms, including a generous main bedroom with its own en-suite shower room. The remaining bedrooms offer flexibility for family life, guests or home working, while a separate family bathroom serves the rest of the accommodation. Outside, the enclosed rear garden is neatly maintained, with a lawn and generous decked seating area providing plenty of space for relaxing or entertaining. A timber garden shed adds useful external storage. With its contemporary presentation, practical layout and appealing garden, this is a particularly attractive modern home ready for its next owners.

Offers over £240,000



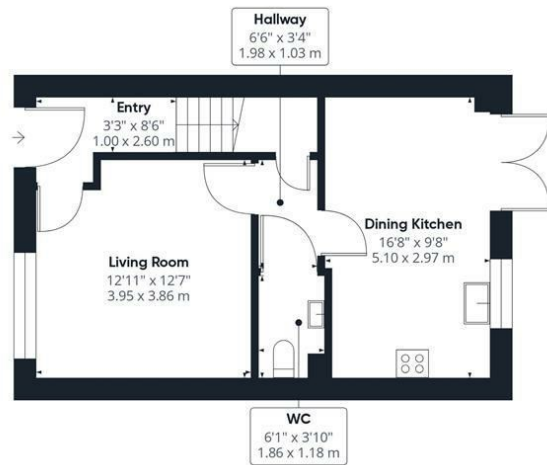


## Location

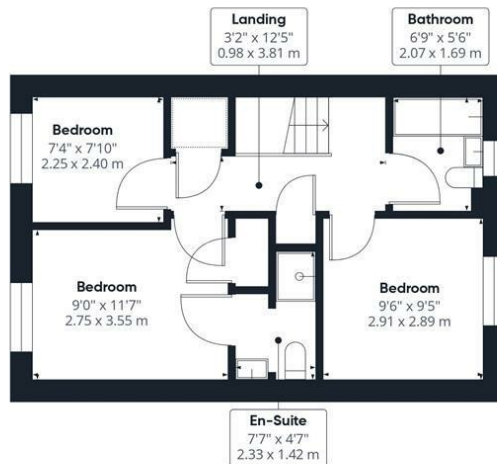
Mercer Street enjoys a convenient residential setting within Perth, offering straightforward access to the wide range of amenities available across the city. Perth provides extensive shopping, leisure and recreational facilities, together with cafés, restaurants and everyday services. The location is also well placed for connections to the wider road network, making it convenient for travel throughout Perthshire and towards Dundee, Stirling and Scotland's central belt. With established residential surroundings and the city centre within easy reach, the area offers a good balance between everyday convenience and a quieter neighbourhood setting.



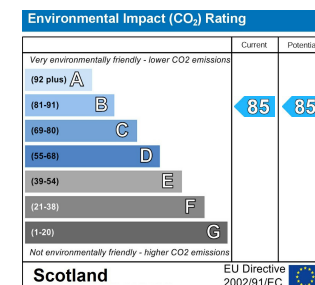
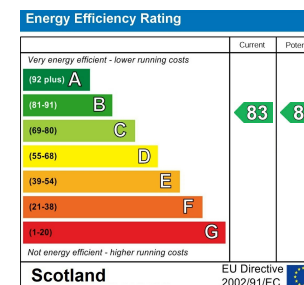
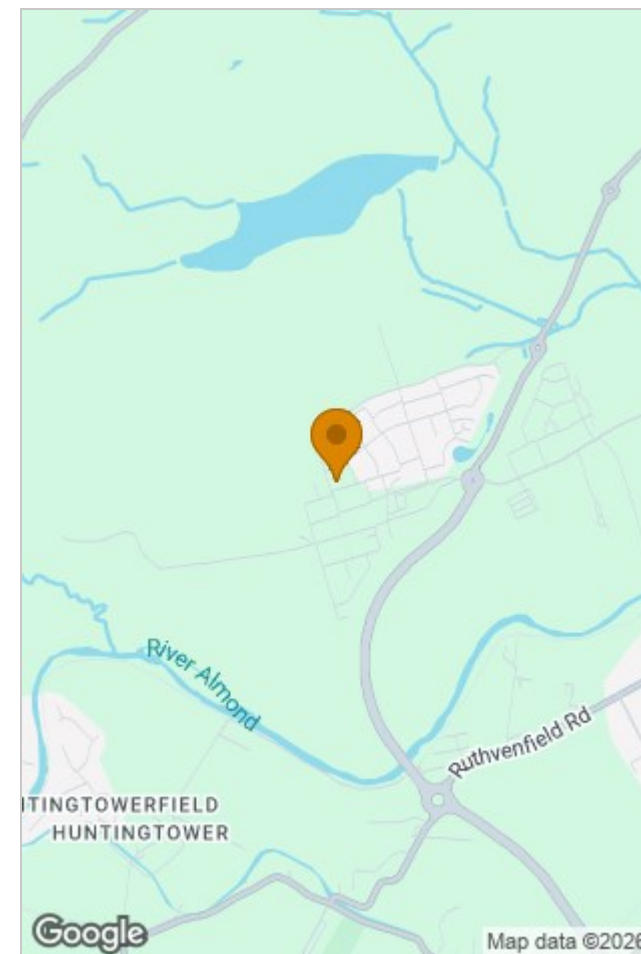




Ground floor



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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