



**4 Ethel Moorhead Place, Perth
PH2 8FA**
Offers over £318,950

4 Ethel Moorhead Place, Perth, PH2 8FA

Located within a peaceful and sought-after development in Perth, this outstanding four-bedroom detached home is immaculately presented and offers generous living space throughout, making it an ideal choice for families seeking comfort, style, and practicality.

The ground floor welcomes you with a bright and spacious entrance hallway, leading to a large, tastefully decorated lounge that enjoys plentiful natural light. The modern open-plan kitchen and dining area provides the perfect setting for both everyday living and entertaining, with sleek fitted units, quality integrated appliances, and direct access to the rear garden through patio doors. A convenient downstairs WC and utility room further enhance the practicality of the layout. Upstairs, the property features four well-proportioned bedrooms, including a master bedroom with built-in wardrobes and a contemporary en-suite shower room. The remaining bedrooms are equally spacious, ideal for children, guests, or home office use, and are serviced by a stylish family bathroom with modern fixtures and fittings.

Externally, the home boasts excellent kerb appeal with a private driveway providing off-street parking and access to the internal garage. The fully enclosed and beautifully maintained rear garden offers a tranquil outdoor space, complete with a well-maintained lawn and patio area. Additional benefits include efficient gas central heating and double glazing throughout, ensuring warmth and energy efficiency year-round.

Lounge
12'11" x 17'1" (3.95 x 5.21) **Bedroom Two**
8'2" x 10'7" (2.50 x 3.23)

Kitchen / Diner

10'1" x 16'7" (3.09 x 5.06)

Utility Room

6'3" x 6'0" (1.92 x 1.85)

Downstairs WC

3'8" x 6'3" (1.14 x 1.92)

Master Bedroom

9'1" x 13'7" (2.79 x 4.15)

Ensuite Shower Room

6'6" x 4'0" (2.00 x 1.24)

Bedroom Three

8'7" x 11'7" (2.63 x 3.55)

Bedroom Four

8'2" x 10'6" (2.50 x 3.21)

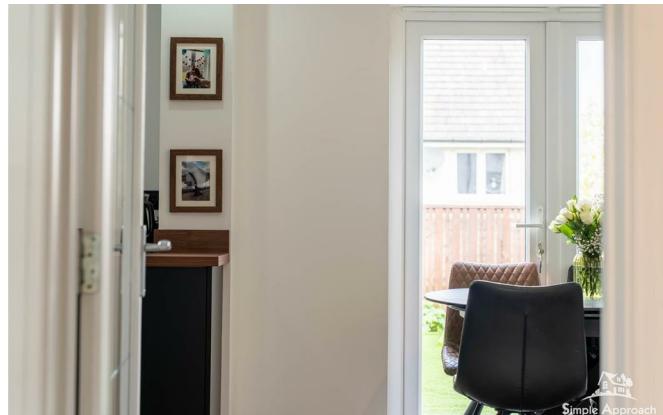
Bathroom

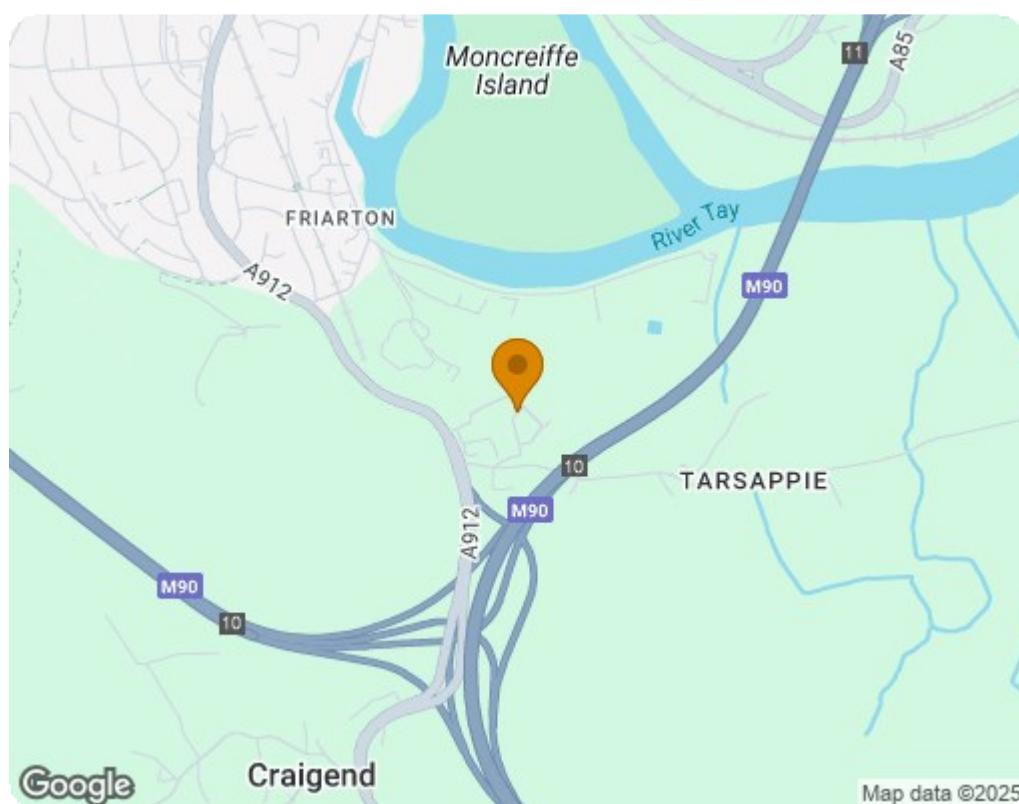
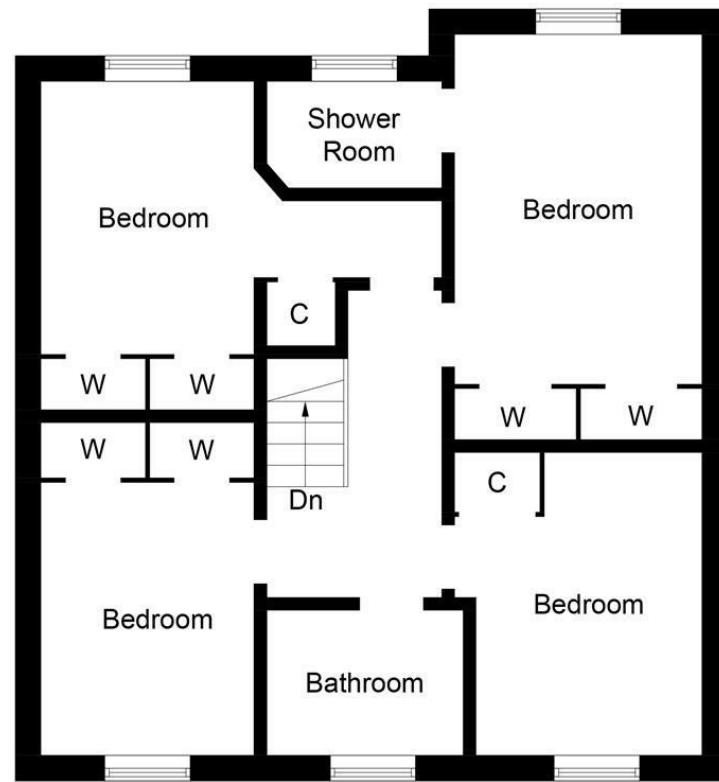
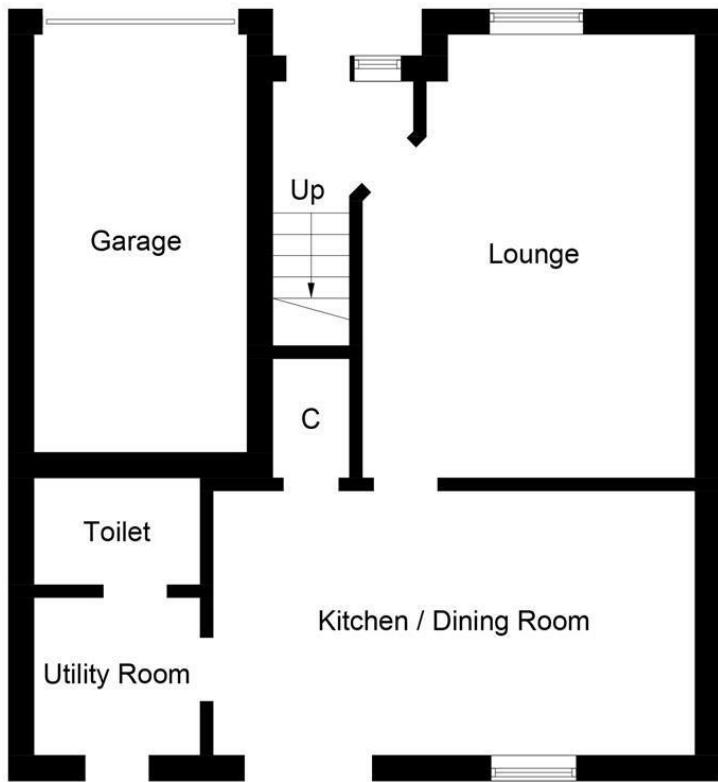
5'6" x 7'6" (1.68 x 2.31)





- Impressive Detached House
- Open Plan Kitchen / Diner
- Highly Sought After Location
- Spacious Accommodation Throughout
- Four Bedrooms With Master Ensuite
- Gas Central Heating & Double Glazing
- Immaculate Move in Condition
- Bright & Spacious Lounge
- Private Driveway & Garage
- Well Maintained Rear Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		90
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		