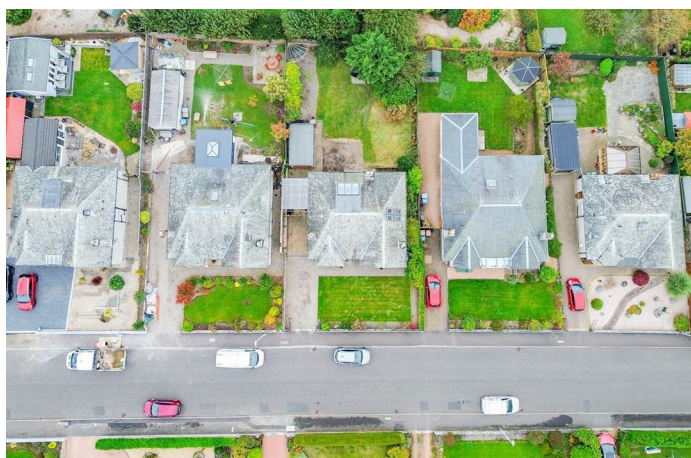


Simple Approach



Estate Agents



**7 Fraser Terrace, Perth  
PH1 1BX**

**Offers over £328,500**



This beautifully presented detached house on Fraser Terrace, Perth, offers spacious and versatile accommodation with the majority of the living space conveniently located on the ground floor. The home features a bright front-facing lounge, filled with natural light and enhanced by a wood-burning stove, creating a warm and welcoming atmosphere. To the rear, there is a stylish open-plan kitchen and dining area, designed with a contemporary finish and ideal for both everyday family dining and entertaining. The kitchen benefits from patio doors leading out to the well-maintained private rear garden, providing an effortless flow between indoor and outdoor living. This area also features a second wood-burning stove, adding a touch of charm and comfort.

The ground floor further comprises two generous bedrooms and a modern family bathroom, all tastefully decorated and offering plenty of space and flexibility. Upstairs, there is a third spacious bedroom, which could also serve as a home office or guest room. This room also features a spacious storage area hidden behind the bed.

Externally, the property enjoys well-kept garden grounds to the front and rear, offering excellent outdoor space for relaxation or entertaining, along with a large private driveway providing ample off-street parking.

Additional benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Overall, this is a bright, stylish, and beautifully maintained detached home that perfectly combines modern design, practicality, and warmth in a sought-after Perth location.

### Lounge

13'11" x 12'2" (4.25 x 3.73 )

### Kitchen / Dining Area

20'10" x 14'4" (6.37 x 4.38)

### Bedroom Two

12'11" x 11'3" (3.95 x 3.43)

### Bedroom Three

11'5" x 11'0" (3.48 x 3.36 )

### Bathroom

6'9" x 6'0" (2.06 x 1.83)

### Upstairs Landing

11'11" x 14'7" (3.65 x 4.45)

### Bedroom One





- Beautifully presented detached house situated in a desirable Perth location
- Second wood-burning stove in the kitchen/diner
- Bright front-facing lounge with feature wood-burning stove
- Contemporary open-plan kitchen and dining area
- Modern family bathroom
- Large private driveway
- Three generous bedrooms
- Gas central heating and double glazing throughout
- Attractive garden grounds to the front and rear





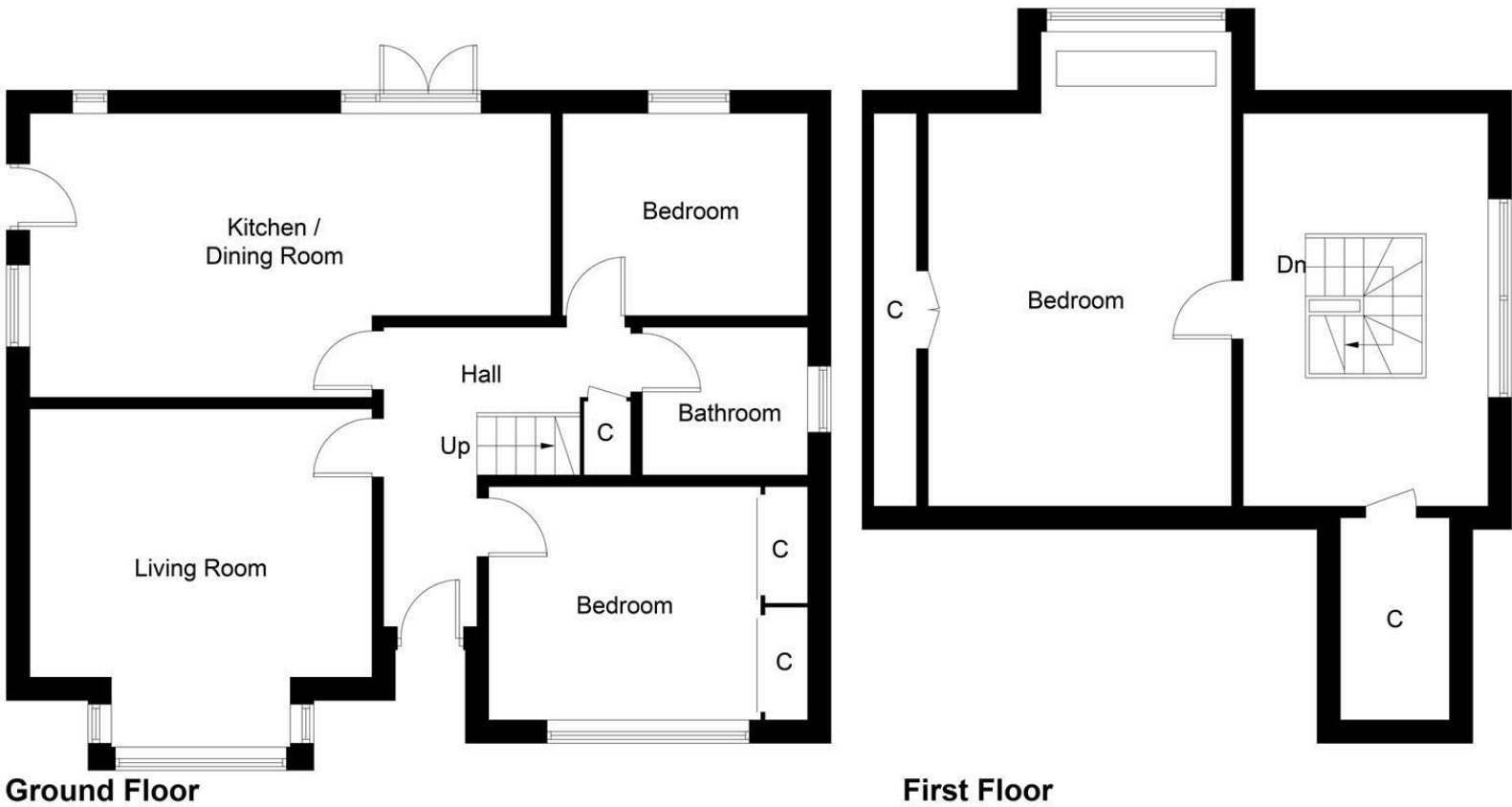
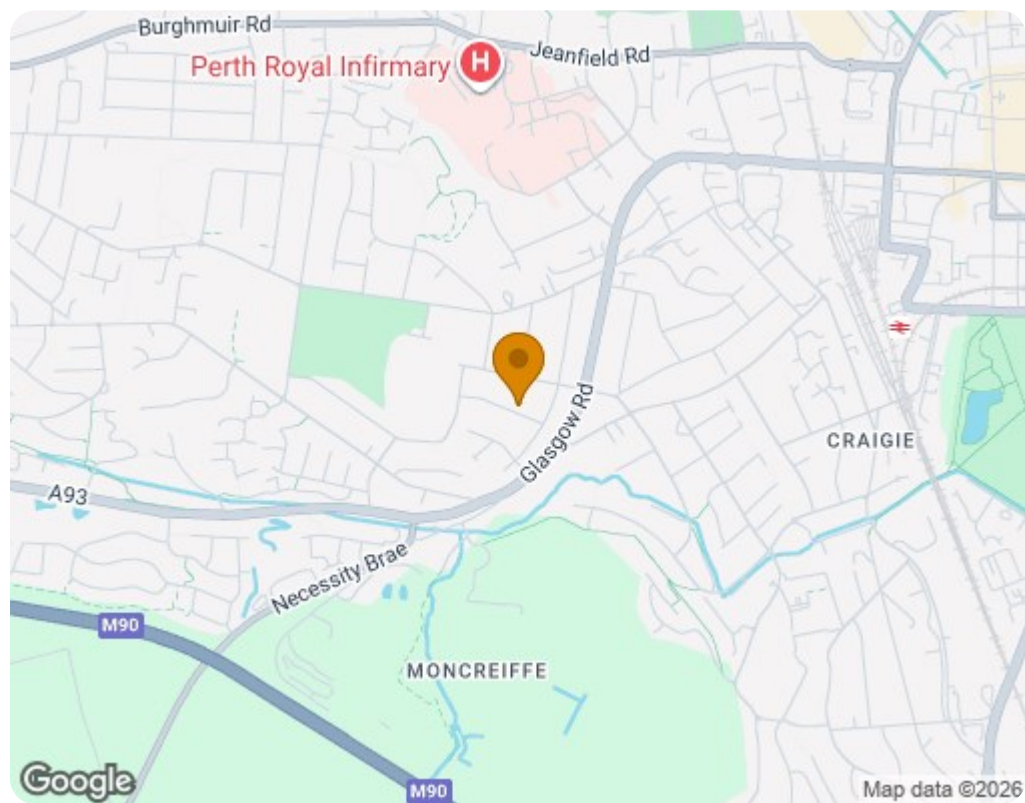


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1249414)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		