



**49 Frances Gordon Road, Perth  
PH2 8EW**

**Offers over £273,950**

# 49 Frances Gordon Road, Perth, PH2 8EW

Set within one of Perth's most desirable residential locations, this immaculately presented three-bedroom detached home on Frances Gordon Road offers modern, comfortable living with picturesque views towards Kinnoull Hill. Finished to a high standard throughout, this property is ideal for families, professionals, or those seeking a peaceful yet well-connected setting.

The accommodation is bright, spacious, and thoughtfully laid out across two levels. On the ground floor, you're welcomed into a stylish entrance leading to a generous open plan lounge / dining area with large windows that flood the space with natural light. Flowing seamlessly into a modern fitted kitchen which features sleek cabinetry, integrated appliances, and ample workspace. French doors open out from the dining area to a well-maintained rear garden, ideal for outdoor dining and entertaining. Upstairs, the property boasts three well-proportioned bedrooms with a master ensuite and a further modern family bathroom with contemporary fittings completes the upper level. Externally, the home enjoys a private driveway, offering off-street parking, and an integral garage providing excellent storage or more secure parking. The garden is neat and enclosed to the rear of the property with a decking area for outdoor seating.

Located in a highly sought-after area of Perth, Frances Gordon Road is known for its quiet surroundings, quality homes, and convenient access to local amenities. Reputable schools, parks, supermarkets, and transport links are all within easy reach, making this a superb choice for long-term family living.

## Living / Dining

22'9" x 15'8" (6.94 x 4.79)

## Bedroom Three

8'5" x 9'2" (2.58 x 2.81)

## Downstairs WC

3'7" x 7'4" (1.10 x 2.25)

## Bathroom

7'1" x 5'6" (2.18 x 1.70)

## Kitchen

12'4" x 10'3" (3.78 x 3.14)

## Master Bedroom

10'7" x 11'10" (3.25 x 3.61)

## Ensuite Shower Room

4'7" x 4'8" (1.42 x 1.43)

## Bedroom Two

8'5" x 12'4" (2.58 x 3.77)





- Beautifully Presented Detached House
- Modern Fitted Kitchen, Washer/Dryer, Dishwasher and Cooker Extractor have all Recently Been Replaced
- Electric Car Charging Points
- Private Driveway & Integrated Garage
- Three Generous Bedrooms With Master Ensuite
- Downstairs WC
- Views Over Kinnoull Hill
- Open Plan Lounge / Dining Area
- Highly Sought After Location
- Gas Central Heating & Double Glazing



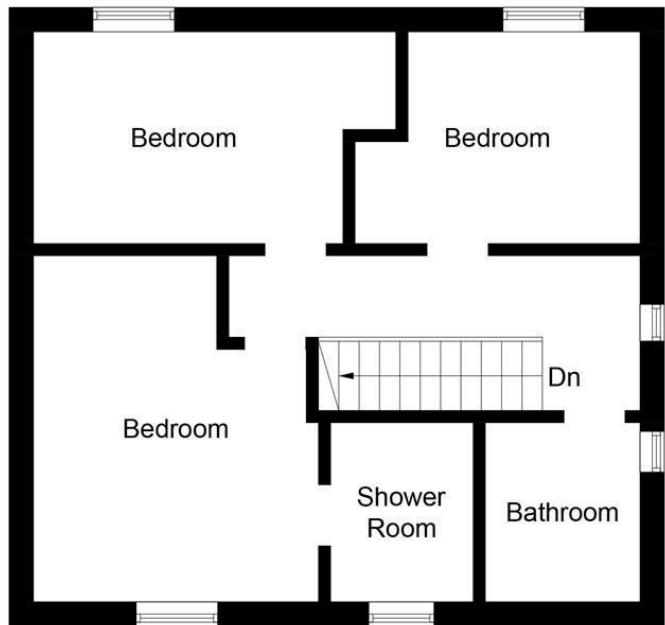
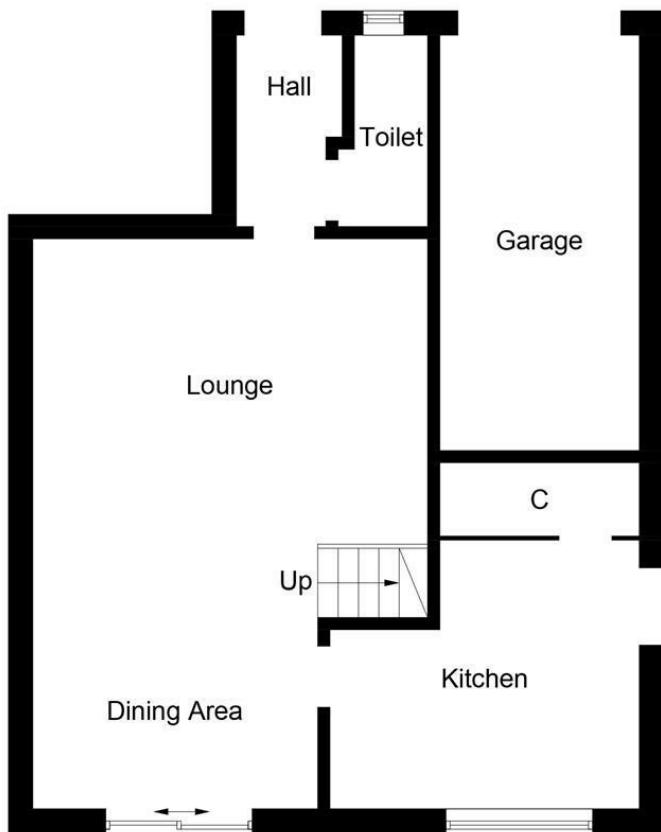
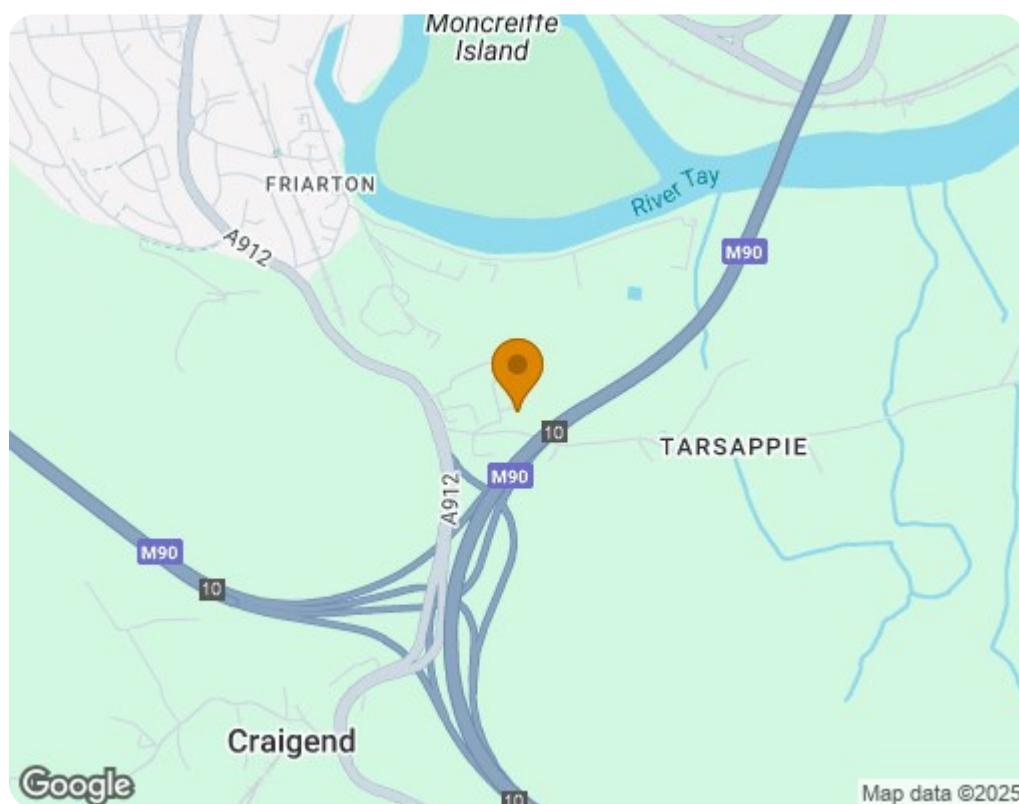


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1192769)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	