

Simple Approach



Estate Agents



**23 Brocks Road, Perth
PH2 0GD**

Offers over £257,950

Welcome to this exceptional semi-detached, almost-new-build property in the heart of Perth, offering an exquisite balance of contemporary design, practicality, and a warm sense of home. Benefiting from stylish interior throughout, this property is ideal for those seeking modern comforts in a thriving, well-connected area. Brocks Road offers spacious accommodation set across two floors, comprising; a welcoming entrance hallway, bright front facing lounge, a modern fitted kitchen and a conservatory. Upstairs, the property offers generously proportioned bedrooms, each provide comfort and practicality. Large windows allow light to pour in, while built-in wardrobes ensure ample storage without compromising space along with a master ensuite shower room. The family shower room completes the the first floor of this property. Downstairs, a conveniently located WC adds to the home's practicality. Externally the property enjoys a beautiful private rear garden and a private driveway. Viewing is essential to appreciate all that is on offer here at Brock Road, Perth.

Lounge

13'4" x 16'0" (4.07 x 4.90)

Kitchen

17'1" x 8'9" (5.22 x 2.68)

Conservatory

7'2" x 9'1" (2.20 x 2.79)

Downstairs WC

3'2" x 7'2" (0.98 x 2.19)

Master Bedroom

10'2" x 9'11" (3.10 x 3.04)

En-suite Shower Room

4'11" x 10'3" (1.50 x 3.13)

Bedroom Two

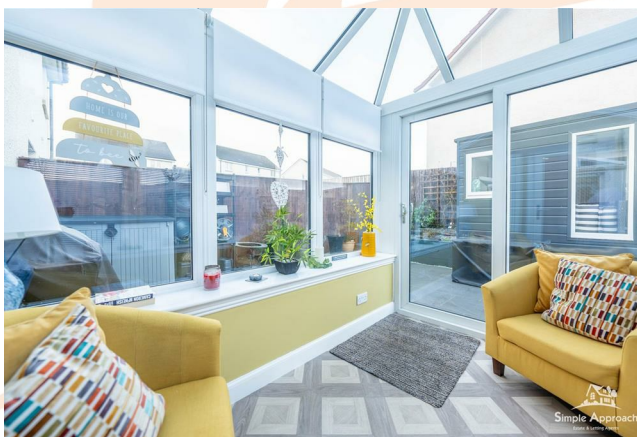
7'0" x 8'11" (2.15 x 2.73)

Bedroom Three

7'0" x 10'11" (2.15 x 3.34)

Family Shower Room

6'7" x 5'6" (2.01 x 1.68)





- Semi Detached House
- Modern Development
- Gas Central Heating & Double Glazing
- Three Generous Bedrooms (Master Ensuite)
- Stylish Fitted Kitchen
- Private Driveway
- Bright Front Facing Lounge
- Highly Sought After Area
- Summer House (Currently Used For Storage)

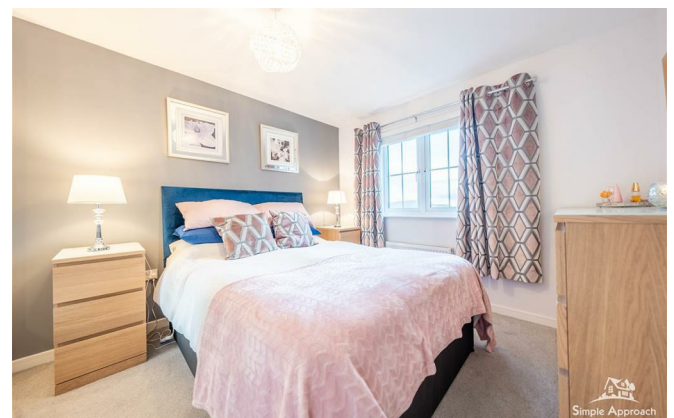
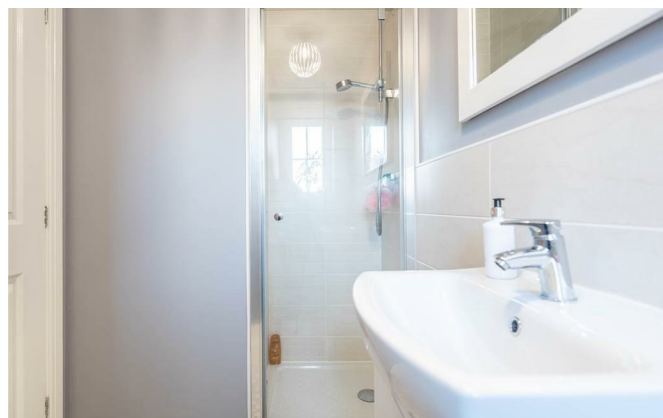
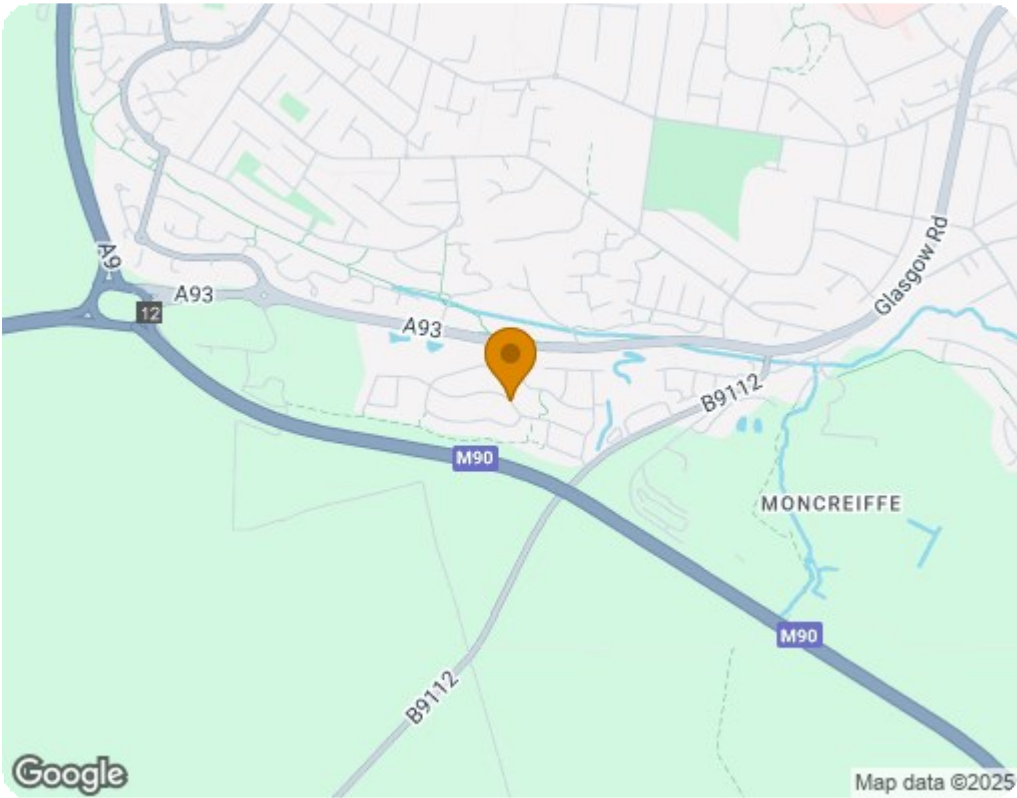




Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1158811)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		