



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)

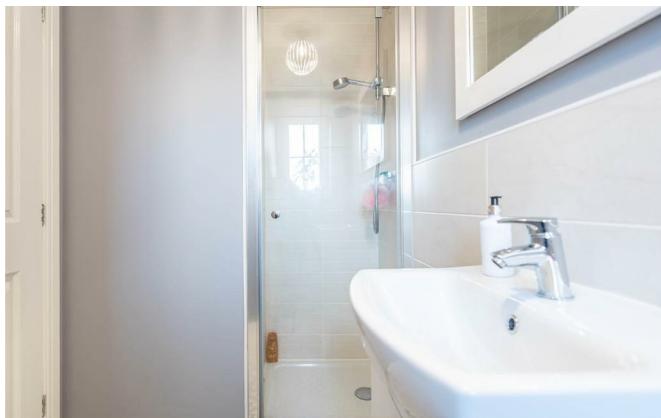
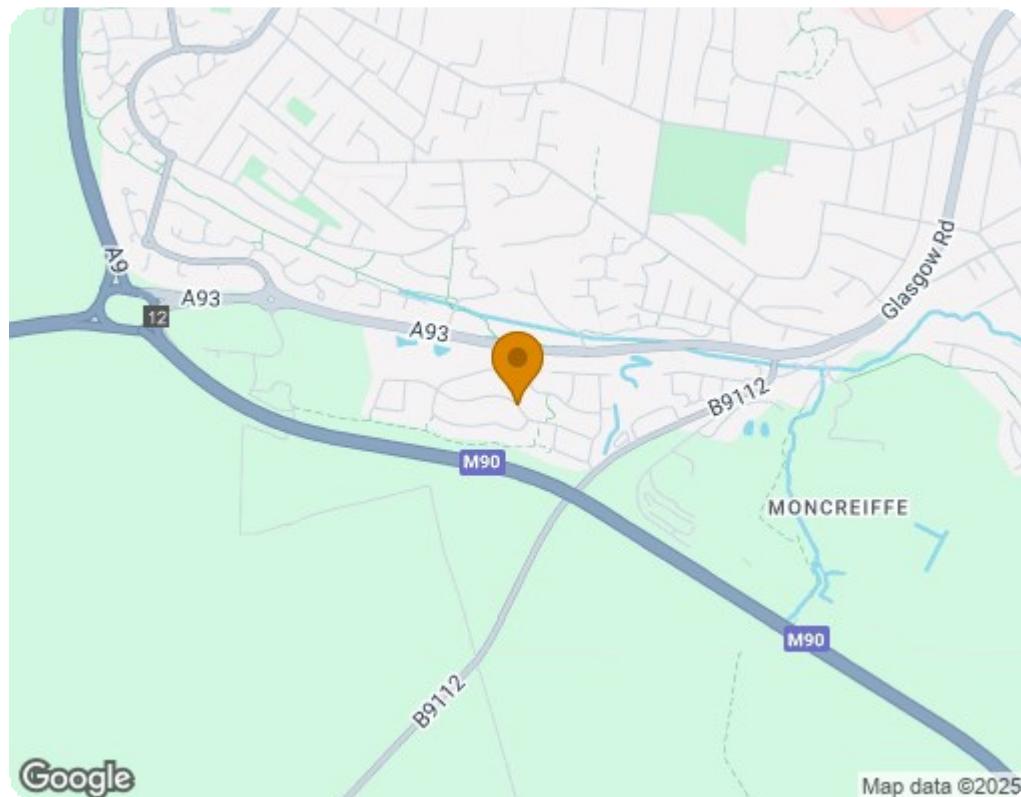




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive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