



**31 Thriepland Wynd, Perth  
PH1 1RQ**  
**Offers over £227,950**

This beautifully presented three-bedroom detached house, located on the quiet and sought-after Thriepland Wynd in Perth, offers the perfect blend of comfort, space, and modern living. Ideal for families or those seeking a peaceful lifestyle, this home boasts generous living areas, a stylish interior, and a private garden.

The property features a spacious and bright living room with large windows, allowing natural light to flood the space. The open-plan kitchen and dining area are perfect for family gatherings and entertaining, with contemporary fixtures, ample storage, and integrated appliances (fridge freezer excluded). Upstairs, the property offers three well-proportioned bedrooms, including a master with built-in wardrobes for storage. The additional bedrooms are versatile, ideal for children's rooms, a home office, or guest accommodation. The family bathroom is modern and equipped with high-quality fittings. The additional bedrooms are versatile, ideal for children's rooms, a home office, or guest accommodation. The family bathroom is modern and equipped with high-quality fittings. Practical attributes include gas central heating and double glazing throughout. The home is located in a family-friendly neighborhood, close to local amenities, schools, parks, and excellent transport links to Perth city centre and beyond.

## Lounge

12'8" x 14'0" (3.87 x 4.27)

## Kitchen

15'9" x 11'1" (4.81 x 3.40)

## Bedroom One

8'4" x 13'6" (2.55 x 4.14)

## Bedroom Two

8'11" x 9'4" (2.74 x 2.85)

## Bedroom Three

10'4" x 7'3" (3.17 x 2.22)

## Family Shower Room

6'3" x 6'3" (1.93 x 1.93)





- Detached Move In Immaculate Condition House
- Modern Family Bathroom
- Private Driveway & Garage
- Three Bedrooms
- Highly Sought After Location
- Well Manicured Rear Garden
- Contemporary Kitchen
- Gas Central Heating & Double Glazing



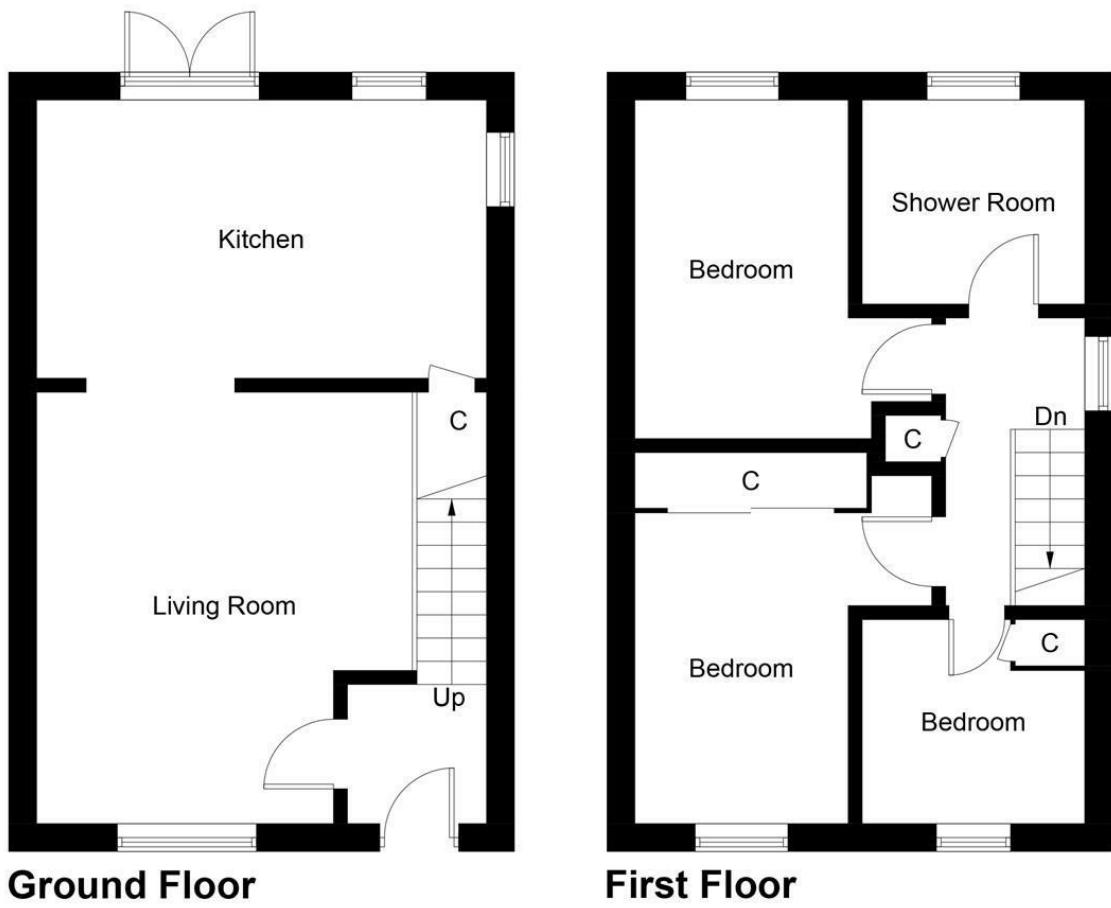
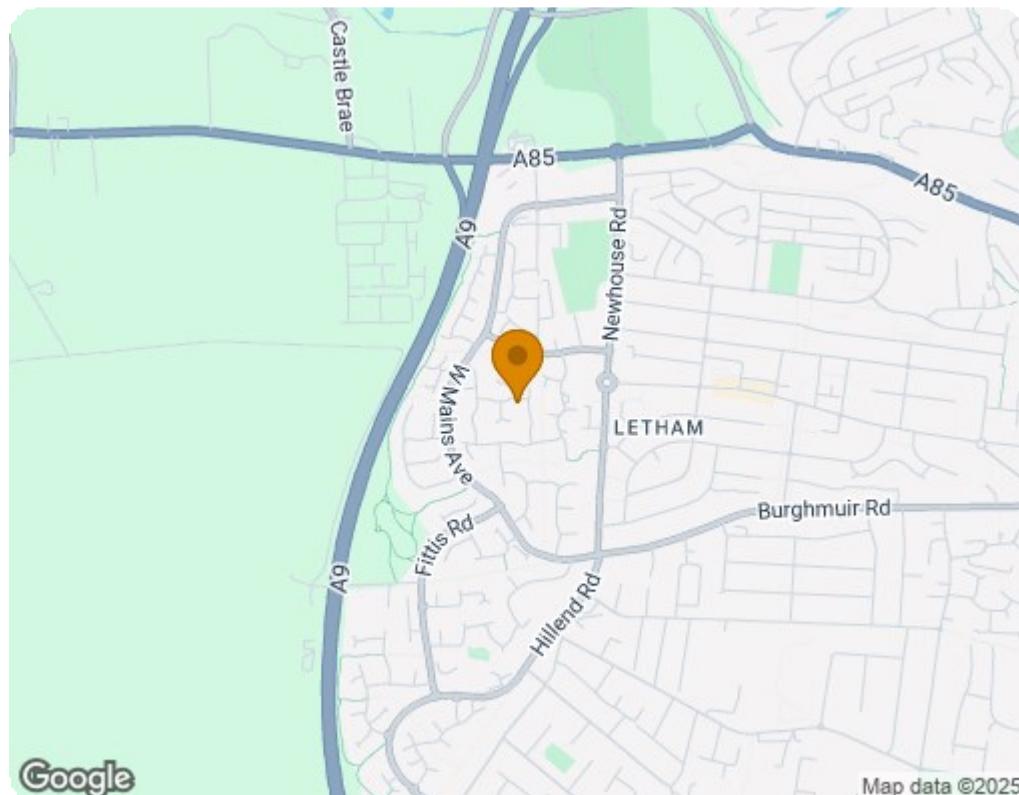


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Scotland			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
Scotland			