

Simple Approach



**4 Fraser Avenue, Perth
PH2 6DG**

Offers over £297,950

This beautifully presented detached bungalow is located on the desirable Fraser Avenue in the charming village of Wolfhill, Perth, and is offered to the market in truly stunning, walk-in condition. Finished to a high standard throughout, the property boasts a stylish modern interior and spacious, well-balanced accommodation, making it an ideal home for a wide range of buyers.

A welcoming entrance hallway leads through to an impressive open-plan lounge, kitchen and dining area, forming the heart of the home. This bright and contemporary space benefits from large windows which allow an abundance of natural light to flood the room, while a feature fireplace creates a warm and inviting focal point. The modern kitchen is thoughtfully designed for both everyday living and entertaining.

The accommodation continues with a useful utility area, three generous bedrooms, all beautifully presented, and a chic family bathroom which completes the interior.

Externally, the property sits on an impressive plot and is surrounded by well-maintained garden grounds, offering excellent outdoor space and a high level of privacy. A substantial private driveway provides ample off-street parking and leads to a detached garage.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. This exceptional bungalow combines modern living with generous outdoor space in a peaceful yet accessible location and must be viewed to be fully appreciated.

Lounge
10'9" x 16'1" (3.28 x 4.92)

7'9" x 7'4" (2.38 x 2.26)

Kitchen / Diner
14'7" x 10'3" (4.45 x 3.14)

Utility Space
4'8" x 3'6" (1.43 x 1.07)

Bedroom One
12'8" x 9'8" (3.88 x 2.97)

Bedroom Two
13'1" x 9'9" (4.00 x 2.98)

Bedroom Three
9'3" x 8'7" (2.84 x 2.64)

Bathroom

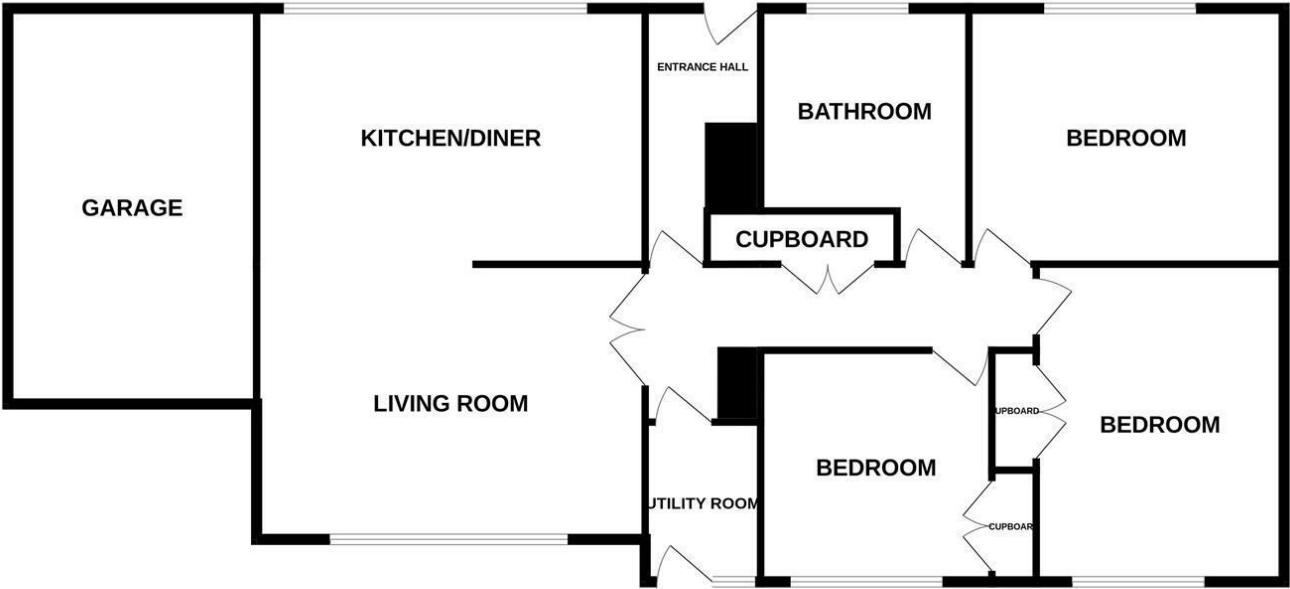




- Stunning detached bungalow
- Large windows providing an abundance of natural light
- Large private driveway providing ample off-street parking and EV charging point
- Ideal family home in move in condition throughout
- Three generous bedrooms
- Beautifully presented throughout
- Peaceful setting while remaining within easy reach of Perth
- Impressive open-plan lounge, kitchen and dining area
- Gas central heating & double glazing
- Sizeable and well maintained garden grounds



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	49	
(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		
(69-80) C		
(55-68) D		76
(39-54) E	68	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		