

118 Brahan Terrace, Perth, PH1 2LL

Offers over £120,000

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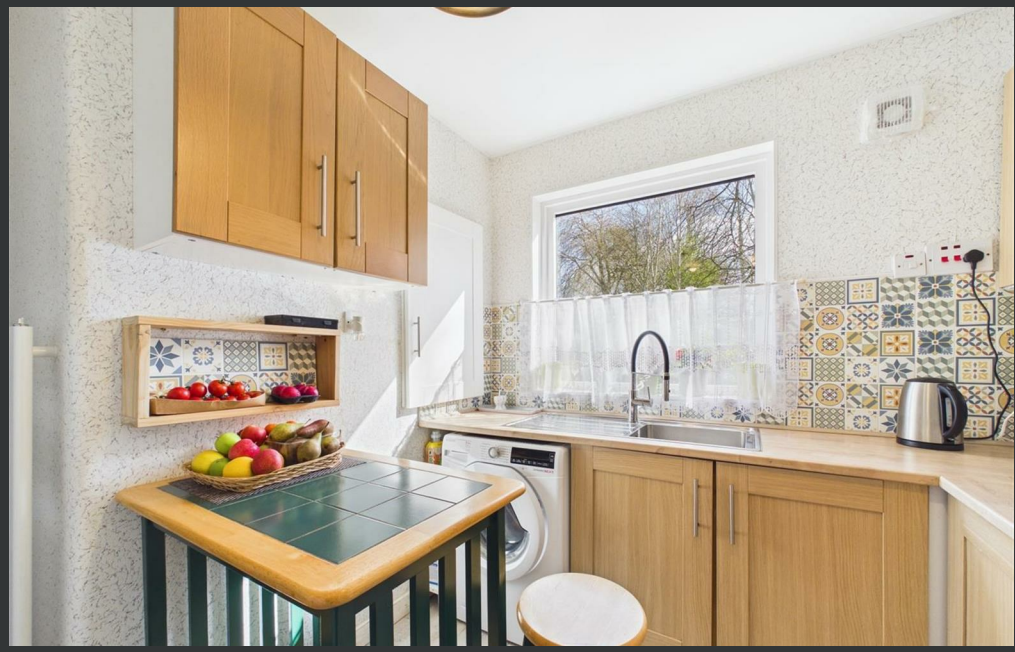



Bread



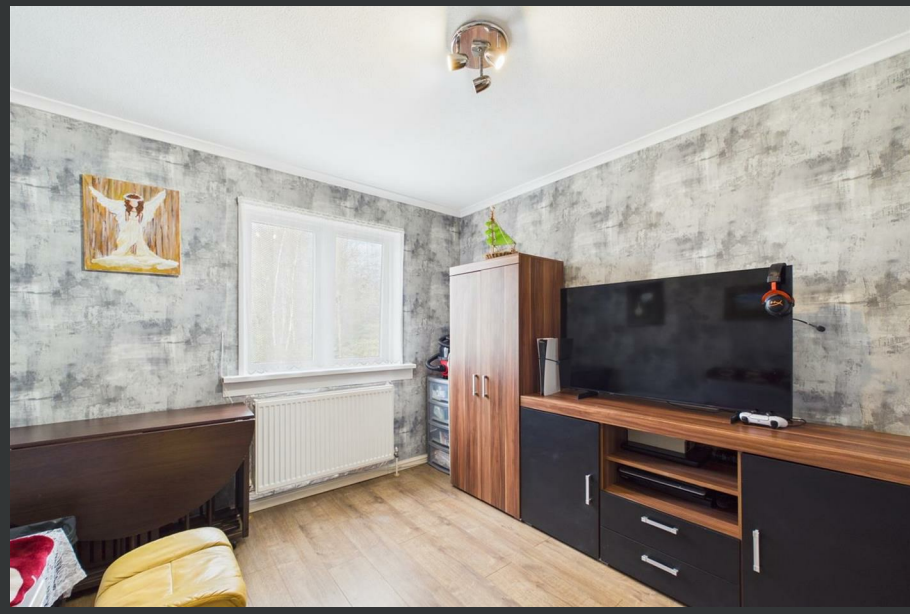
118 Brahan Terrace
Perth, PH1 2LL

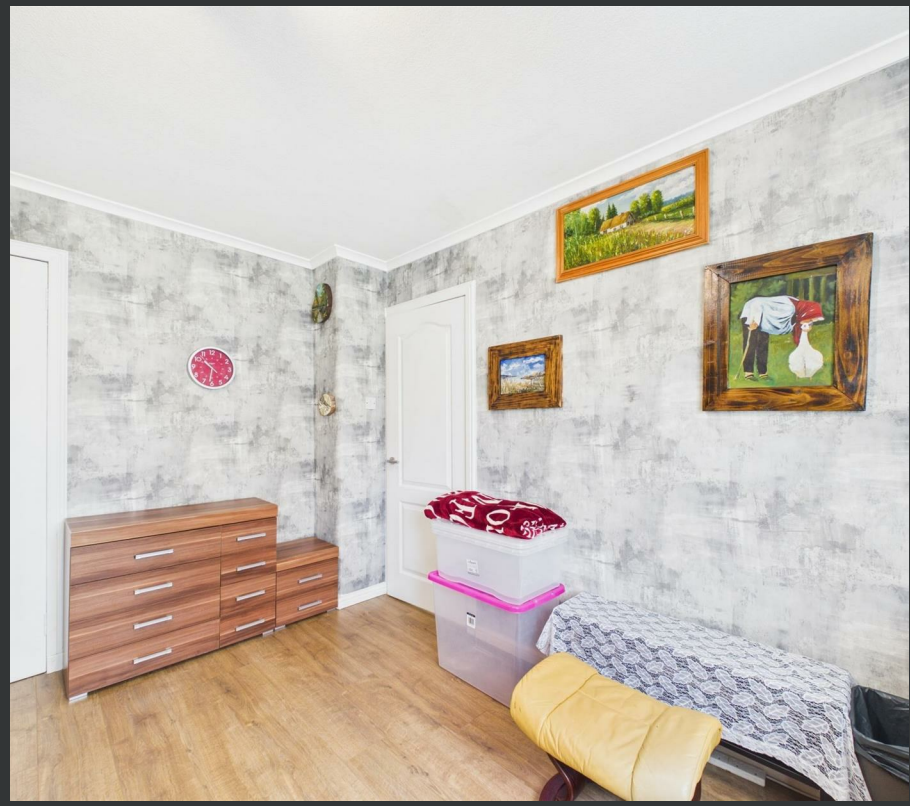
Offers over £120,000

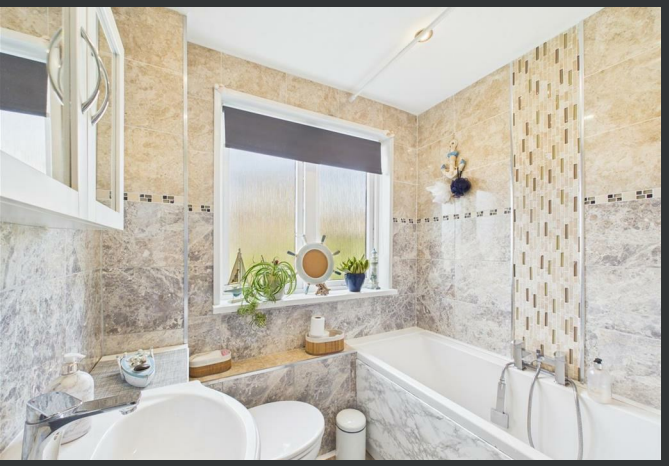
- Well-presented terraced home
- Modern fitted kitchen
- Contemporary family bathroom
- Decking area for outdoor seating
- Ideal first-time buy or investment
- Bright and spacious living room
- Two versatile bedrooms
- Enclosed rear garden
- Front garden space
- Convenient Perth location

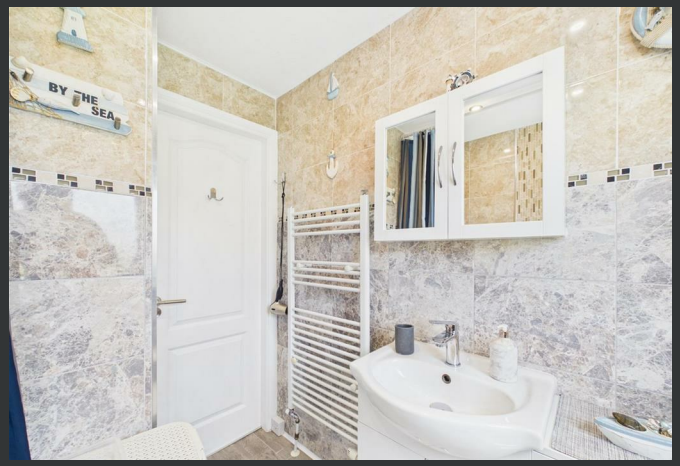
This well-presented terraced home offers comfortable and practical living space, ideal for first-time buyers, small families, or investors, set within a popular residential area of Perth.

The ground floor comprises a bright and spacious living room, providing an inviting space to relax and entertain. The kitchen is modern and well-equipped, offering good storage and workspace, with room for casual dining. The layout flows well, creating a functional and sociable living environment. Upstairs, the property features a generous principal bedroom along with a second versatile room, ideal as a bedroom, home office, or additional living space. A stylish family bathroom completes the accommodation. Externally, the property benefits from both front and rear garden areas. The rear garden is enclosed and includes a decking area, providing an ideal space for outdoor dining and relaxation. There is also useful outdoor storage. The home is presented in good condition throughout, with modern finishes while still offering scope for personalisation. Conveniently located close to local amenities, schooling, and transport links, this is an excellent opportunity to acquire a well-balanced home in a sought-after area. Furnishings in the flat are open to negotiation.













Location

Brahan Terrace is situated within a well-established and popular residential area of Perth, offering easy access to a wide range of local amenities. Nearby, residents will find convenience stores, supermarkets, and schooling at both primary and secondary levels. Perth city centre is just a short distance away, providing an excellent selection of shops, restaurants, leisure facilities, and transport links, including bus and rail connections. The area is also well placed for commuting, with good access to major road networks. Surrounded by pleasant green spaces and parks, this location offers a great balance of convenience and outdoor lifestyle.

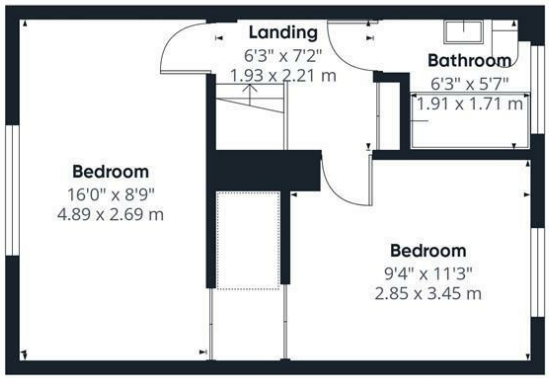








Ground floor



Floor 1

Approximate total area(1)

705 ft²

65.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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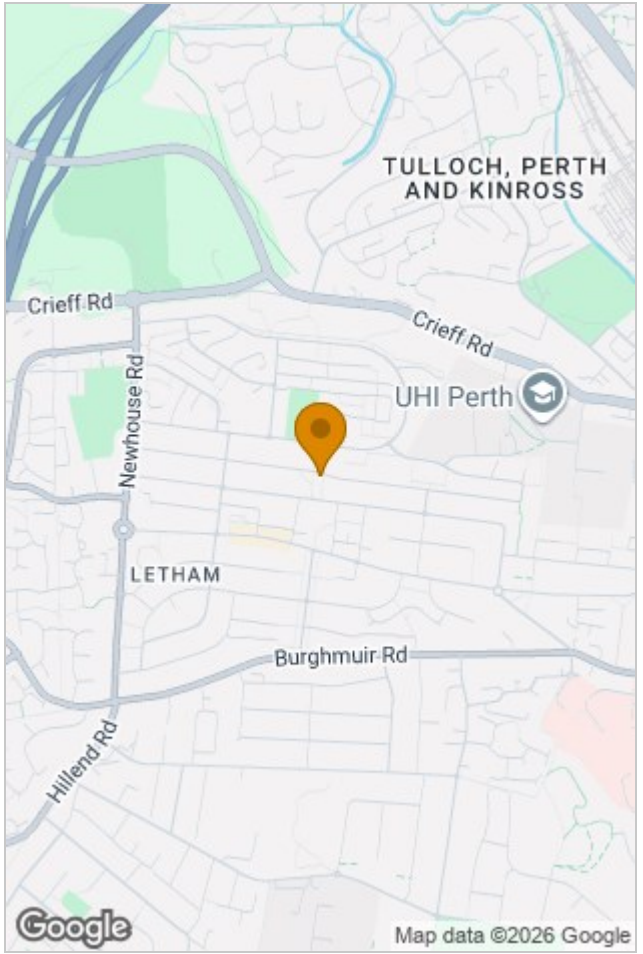

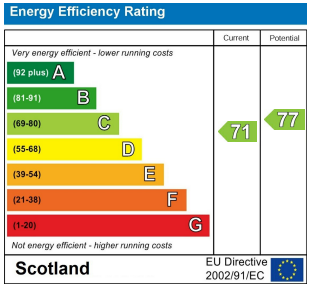

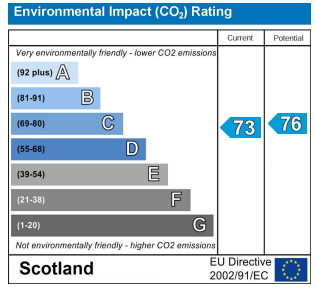

Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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