

15 Rhynd Road, Perth, PH2 8PT

Offers over £270,000

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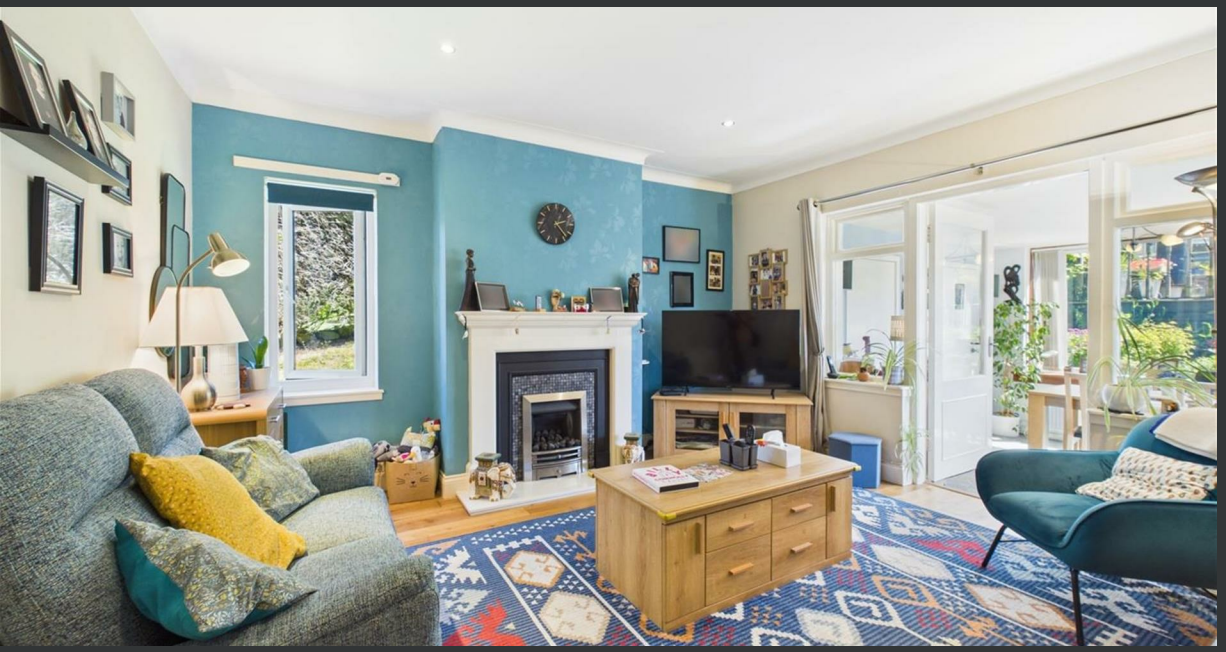
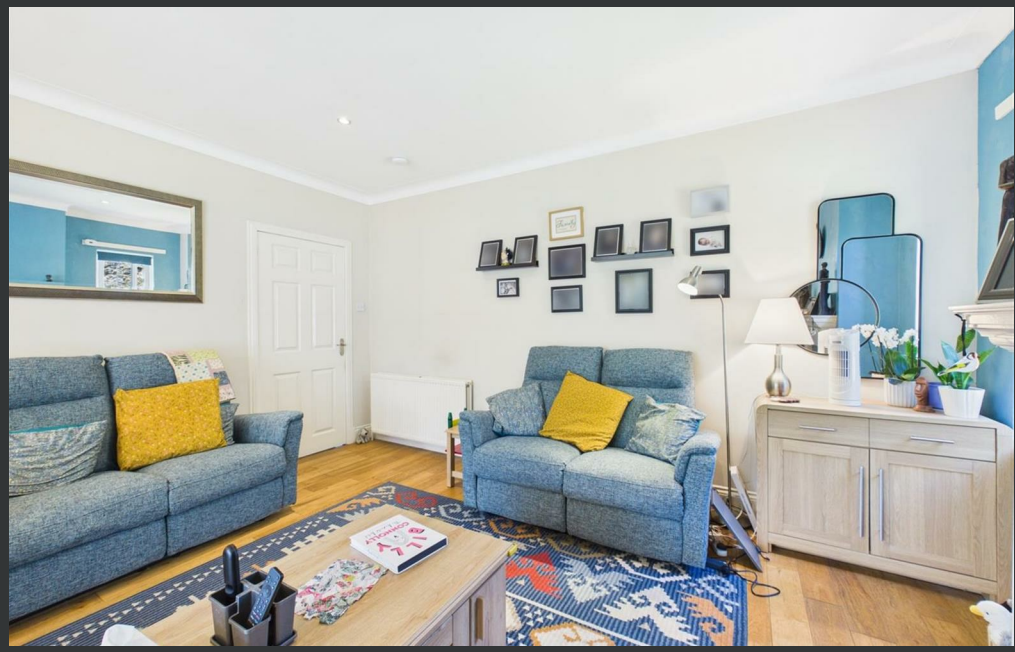
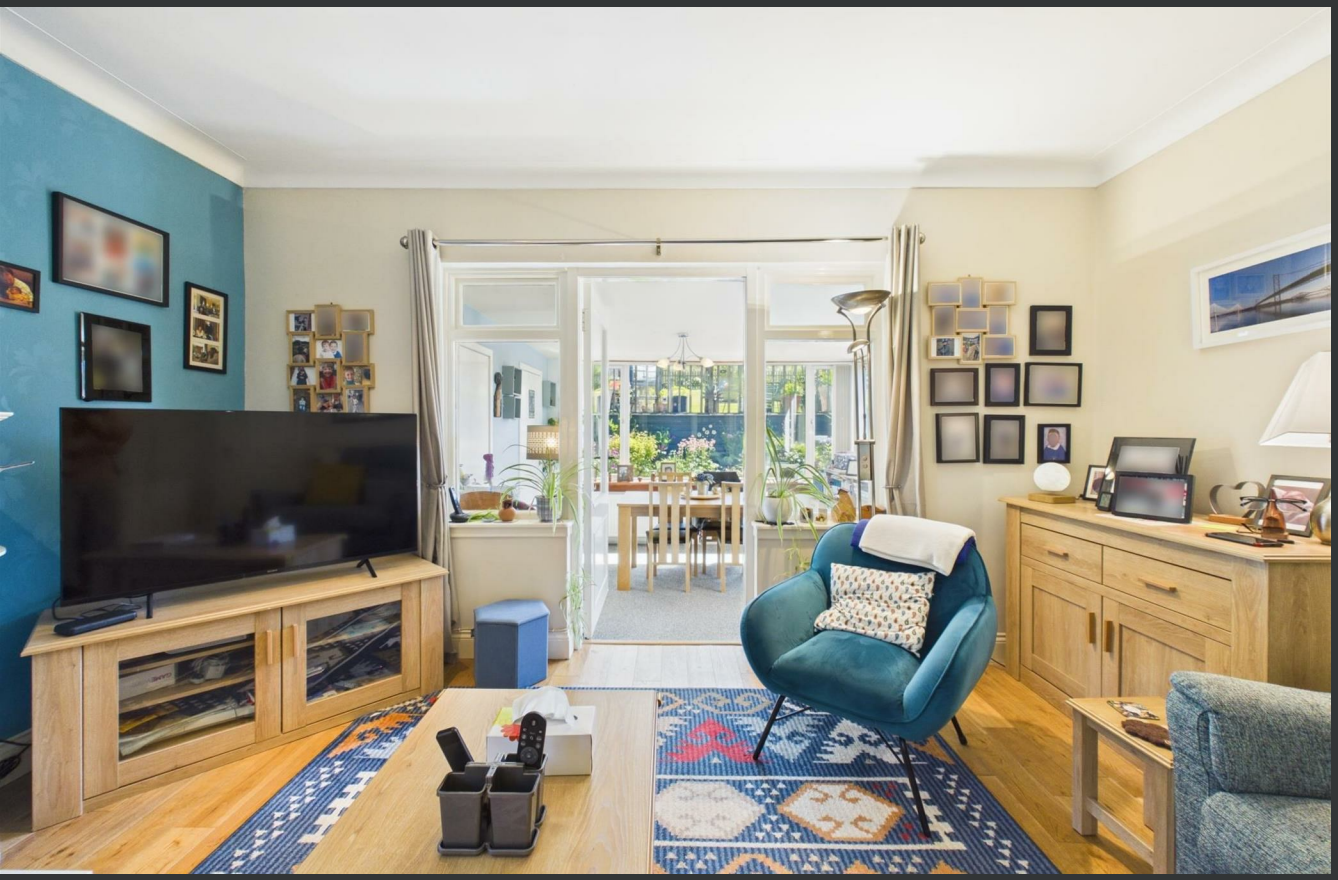








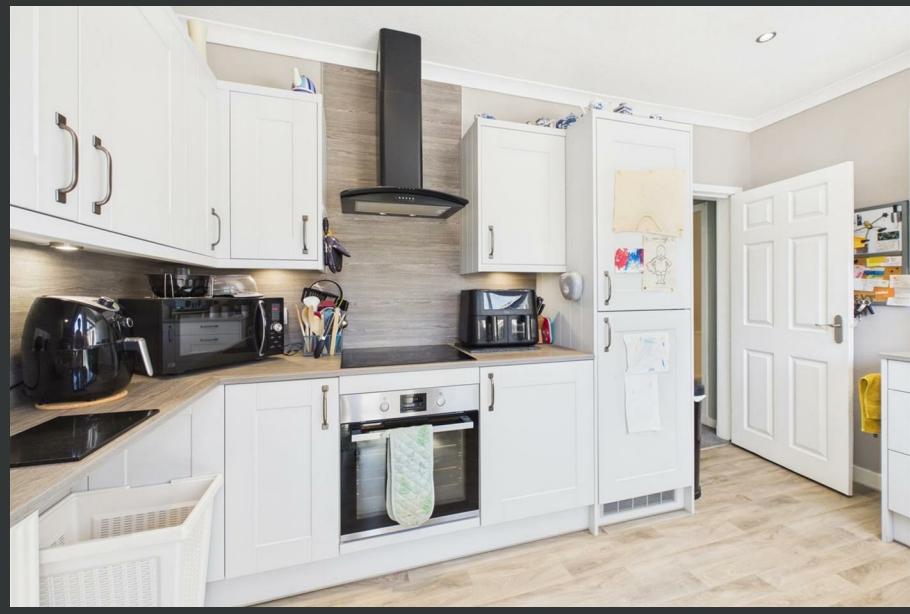
# 15 Rhynd Road
# Perth, PH2 8PT

Offers over £270,000

- Detached two-bedroom bungalow
- Spacious living room with feature fireplace
- Versatile sunroom overlooking the garden
- Contemporary bathroom
- Detached garage and private driveway
- Beautiful open countryside views
- Bright modern fitted kitchen
- Two generous double bedrooms
- Large private landscaped gardens
- Sought-after edge-of-Perth location

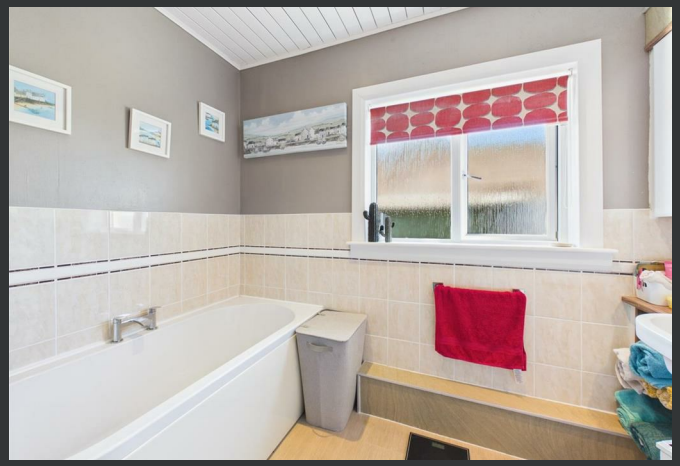
Occupying an enviable position with uninterrupted views across open countryside, this beautifully maintained detached bungalow offers spacious single-level living within a highly sought-after area on the outskirts of Perth.

The welcoming entrance hall provides access to two generous double bedrooms, a contemporary bathroom and a bright, comfortable living room featuring an attractive fireplace. The modern fitted kitchen offers ample storage and workspace and conveniently connects to the rear of the property, while the adjoining sunroom provides an additional reception space flooded with natural light. Overlooking the stunning garden, it creates the perfect setting for relaxing, dining or entertaining throughout the seasons. Both bedrooms are generously proportioned, with lovely open views across the surrounding landscape. The home is tastefully decorated throughout and presented in true move-in condition. Externally, the property boasts beautifully maintained front and rear gardens, with expansive lawns, mature planting, a greenhouse and several seating areas designed to enjoy the peaceful surroundings. The rear garden backs directly onto open countryside, providing exceptional privacy and a wonderful sense of space. A detached garage and private driveway provide excellent parking and storage, completing this charming home that perfectly combines comfort, practicality and an outstanding location.













## Location

Rhynd Road is a highly regarded residential location on the eastern edge of Perth, offering a peaceful setting while remaining within easy reach of the city centre. Residents enjoy convenient access to supermarkets, local shops, healthcare facilities, restaurants and excellent leisure amenities. Nearby road links provide straightforward commuting via the A90 and M90 to Dundee, Edinburgh and beyond. The surrounding area offers beautiful riverside walks, open countryside and cycling routes, making it ideal for those who enjoy outdoor living. Perth itself provides a wide range of cultural attractions, quality schooling and sporting facilities, creating an excellent environment for families, professionals and retirees alike.



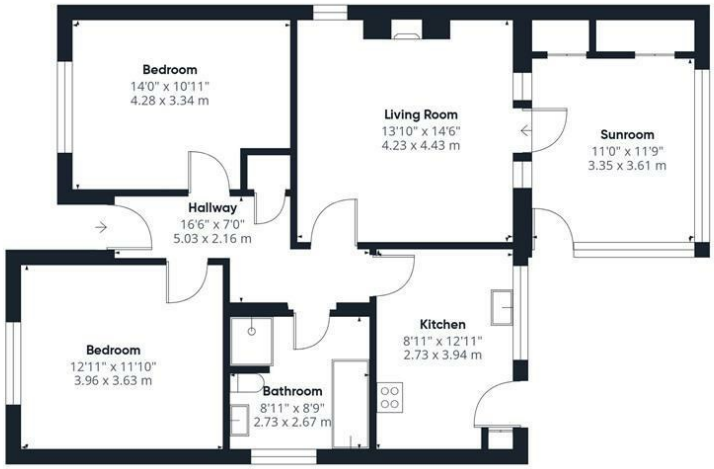













Ground floor Building 1




Ground floor Building 2

Possible

**Approximate total area**(1)

1076 ft²

99.8 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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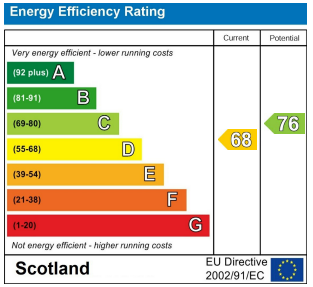


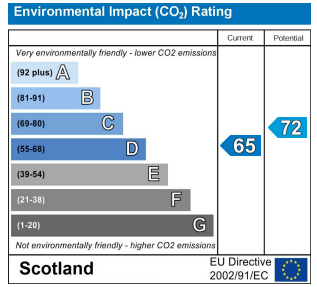


## Viewing

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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