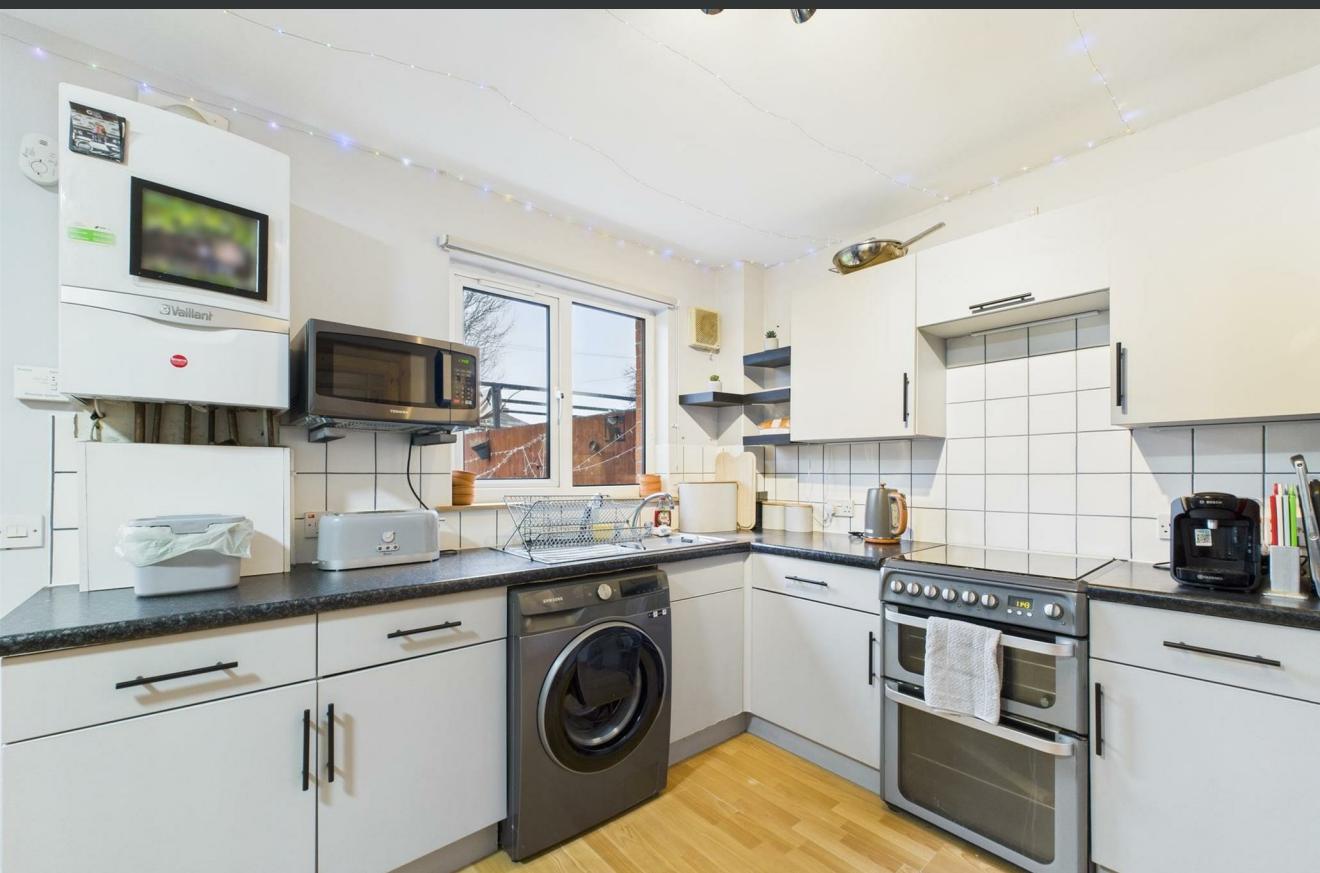




4 Malvina Court, Perth, PH1 5FG
Offers over £200,000

3 1 1 C



- Semi-detached villa
- Bright and spacious living room
- Ground floor WC
- Gas central heating
- Enclosed rear garden
- Three bedrooms
- Dining kitchen with rear access
- Family bathroom upstairs
- Double glazing
- Off-street parking to the front

This well-presented semi-detached villa is located within a quiet residential cul-de-sac at Malvina Court, offering comfortable accommodation arranged over two levels. The property is ideal for first-time buyers, small families, or those seeking a manageable home within a popular area of Perth.

The ground floor comprises a welcoming entrance hallway with a convenient WC, leading through to a bright and generously proportioned living room. This space enjoys good natural light and provides ample room for both lounge and dining furniture. To the rear, the dining kitchen is well laid out with a range of base and wall units, and space for freestanding white goods. A rear door provides direct access to the enclosed garden. Upstairs, the property offers three bedrooms, including a well-sized main bedroom and two further bedrooms. The accommodation is completed by a family bathroom fitted with a white three-piece suite and shower over the bath. Externally, the home benefits from an enclosed rear garden, mainly laid to lawn, with space for outdoor seating and drying area. To the front, there is off-street parking, adding to the property's practicality. The property further benefits from gas central heating and double glazing throughout. Overall, this is a well-proportioned and functional home, offering excellent value within a convenient and established residential location.

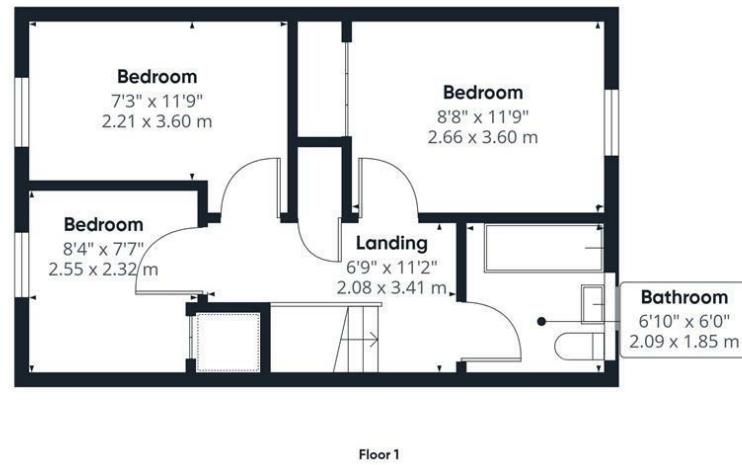
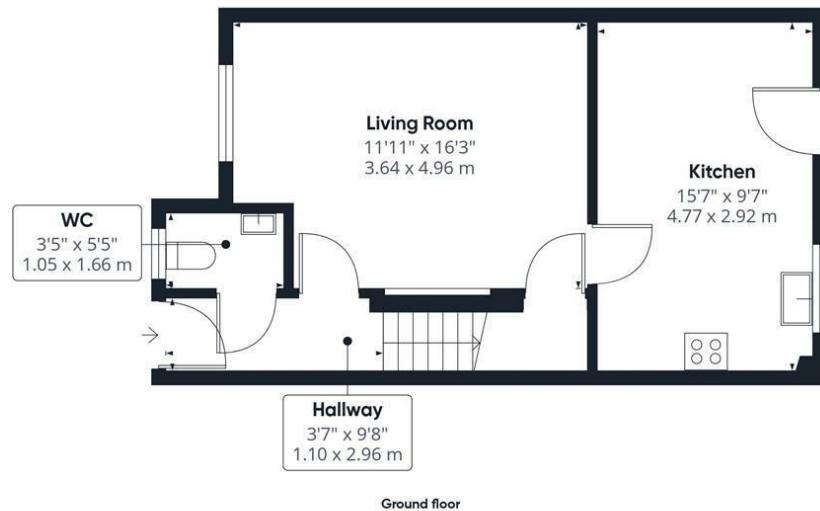




Location

Malvina Court is situated within a popular residential area of Perth, offering a peaceful setting while remaining convenient for everyday amenities. Local shops, schools, and recreational facilities are all within easy reach, with regular public transport links providing access to Perth city centre. The area is well placed for commuting, with good road connections to surrounding towns and cities. Perth itself offers a wide range of shopping, dining, and leisure options, along with excellent access to scenic countryside and outdoor pursuits across Perthshire.





Approximate total area⁽¹⁾
784 ft²
72.9 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.

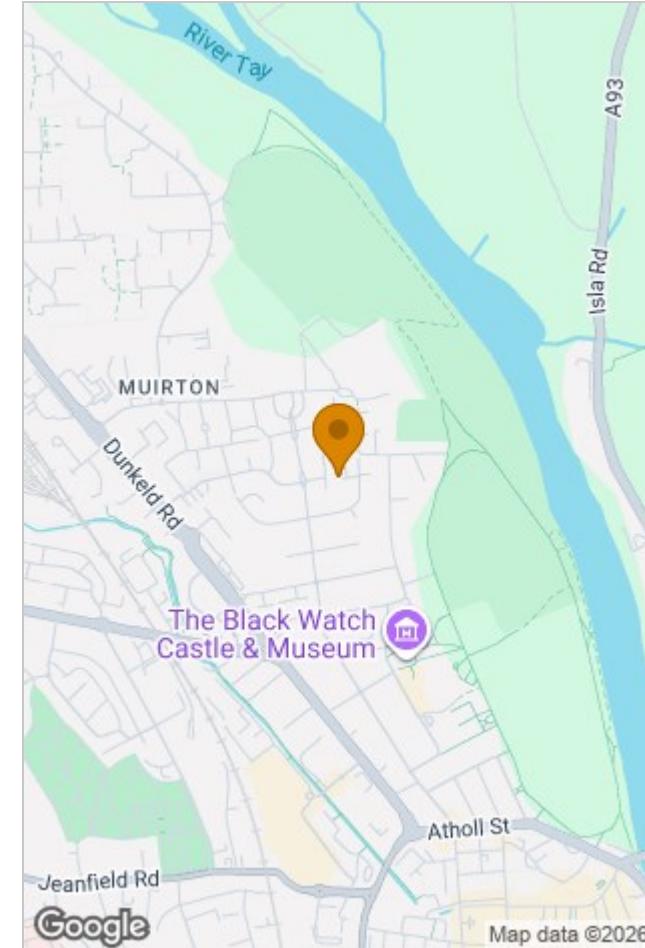
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Viewing

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	82
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		