



15 Berwick Brae, Perth, PH2 0TN
Offers over £235,000





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- Three well-proportioned bedrooms
- Modern breakfasting kitchen
- Bathroom with shower over bath
- Excellent decorative order
- Large decked entertaining area
- Bright spacious living room
- Ground floor WC
- Principal bedroom with fitted wardrobes
- Enclosed rear garden
- Generous private driveway

Situated within the sought-after West Woodlands development and built by highly regarded local builders A&J Stephen, this immaculately presented three-bedroom semi-detached home offers stylish, contemporary living in a fantastic location. Finished to an excellent standard throughout, the property is ideal for first-time buyers, young families and professionals seeking a move-in-ready home.

The welcoming entrance hall leads to a bright and spacious living room, beautifully decorated and offering plenty of room to relax or entertain. Across the hall, the modern breakfasting kitchen features sleek units, quality integrated appliances and ample worktop space, with room for casual dining. A convenient ground floor WC completes the accommodation on this level. Upstairs, there are three well-proportioned bedrooms, all presented in excellent decorative order. The generous principal bedroom benefits from fitted wardrobes, while the remaining bedrooms provide flexible accommodation for children, guests or home working. A contemporary family bathroom, complete with a shower over the bath, serves the upper floor. Outside, the property enjoys a generous mono-block driveway providing ample off-street parking, alongside an attractive enclosed rear garden featuring a spacious decked seating area and lawn—perfect for summer entertaining or relaxing outdoors. Offering modern style, practical living and a superb location close to excellent amenities and transport links, this fantastic home is ready to be enjoyed from day one.

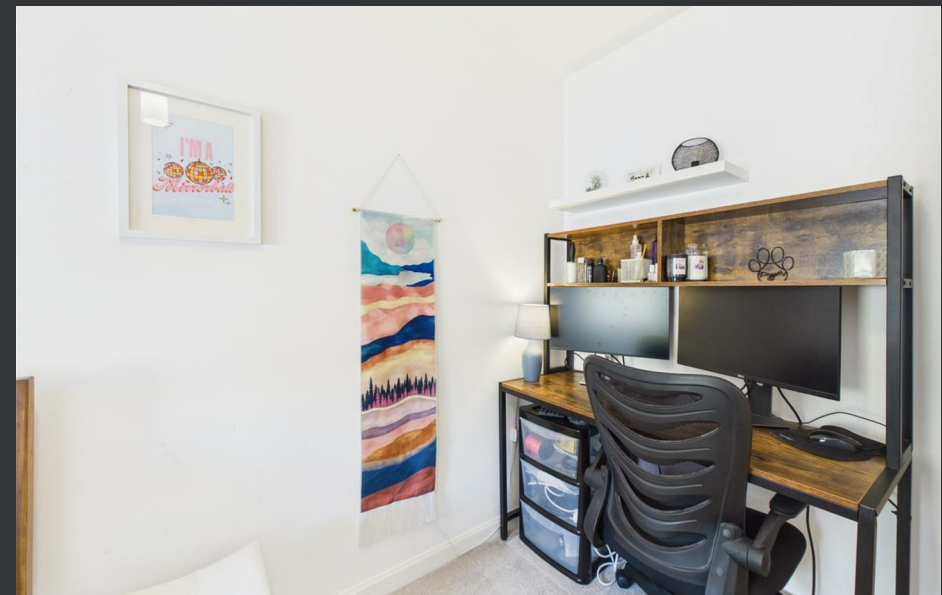
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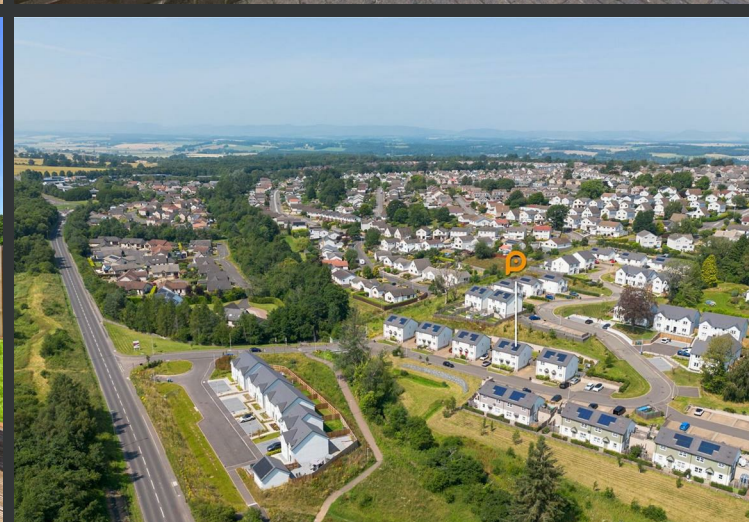
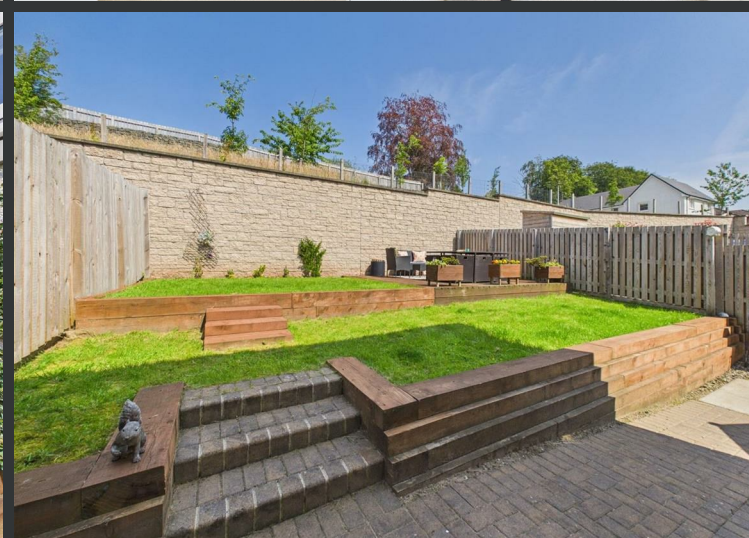




Location

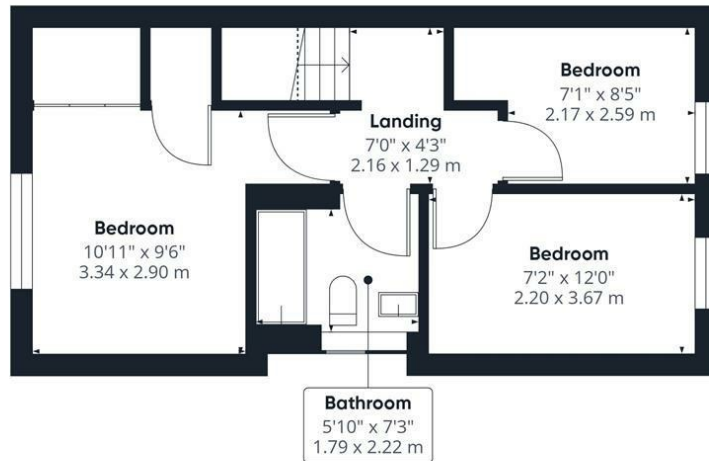
Berwick Brae is located within the popular West Woodlands development. The area offers an excellent range of amenities. Nearby supermarkets and local shops provide everyday convenience, while Perth city centre is just a short drive away, offering an extensive selection of retail, dining and leisure facilities. Excellent transport links, including immediate access to the A9, make commuting to Dundee, Stirling, Edinburgh, Glasgow and Inverness straightforward, making this an ideal location for families and professionals alike.







Ground floor



Floor 1



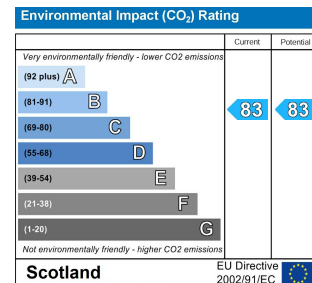
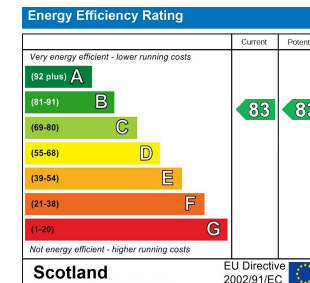
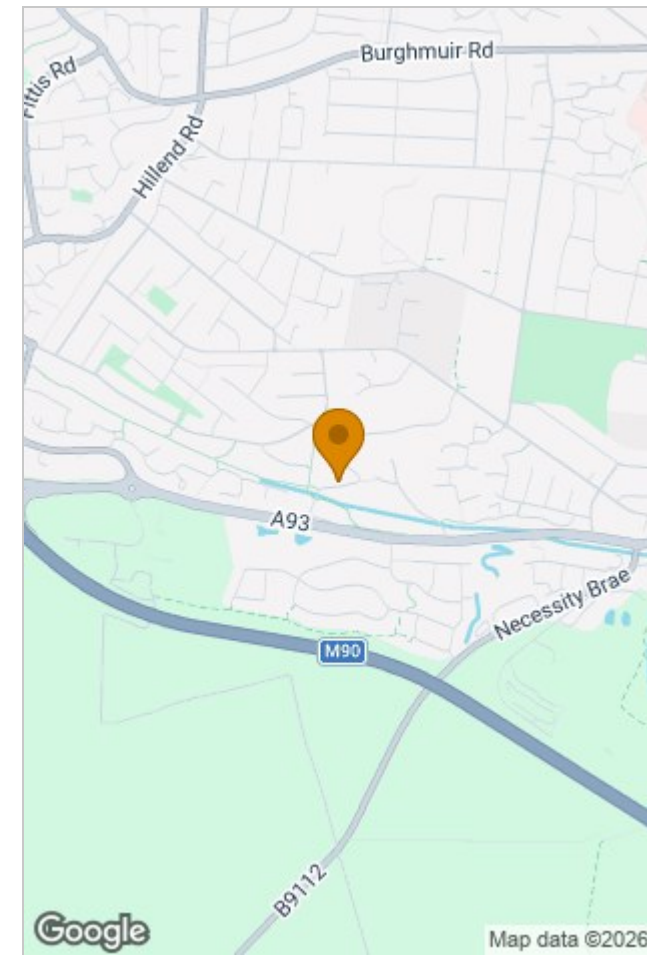
Approximate total area⁽¹⁾
816 ft²
75.9 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

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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