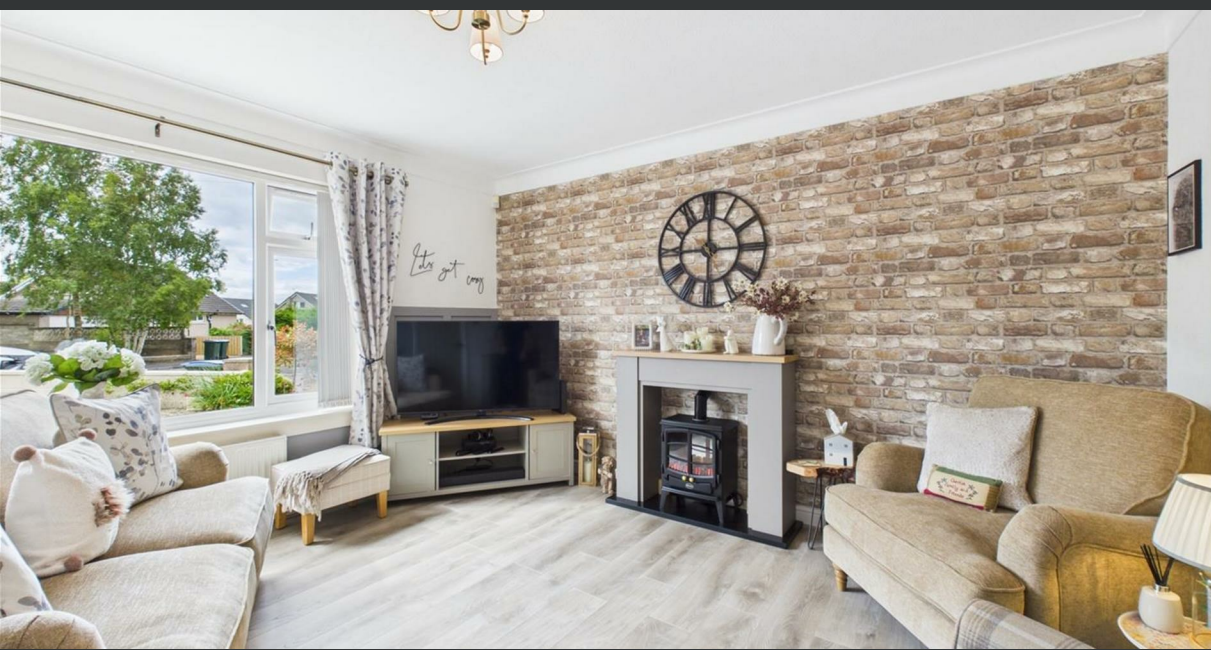




4 Larch Place, Perth, PH1 1DZ
Offers over £238,000



4 Larch Place Perth, PH1 1DZ

- Beautiful semi-detached home
- Spacious living room
- Modern fitted kitchen
- Ground floor shower room
- Landscaped private garden
- Two double bedrooms
- Separate dining room
- Bright sunroom
- Upper floor WC
- Off-street parking

Set within a quiet and established residential cul-de-sac, 4 Larch Place is a beautifully presented two-bedroom semi-detached home offering stylish interiors, generous living space and immaculate gardens. Thoughtfully upgraded throughout, this is a home ready to move straight into.

The welcoming entrance hall leads into a bright and spacious living room, beautifully finished with contemporary décor and an attractive feature fireplace, creating a warm and inviting space to relax. The living room flows openly into the dining room, providing an excellent space for both everyday family life and entertaining. A small inner hallway gives access to the modern kitchen, which offers an excellent range of fitted units, quality worktops and space for casual dining. Completing the ground floor is a delightful sunroom overlooking the rear garden, providing an additional reception space to enjoy throughout the year, along with a stylish shower room. Upstairs, the property offers two generous double bedrooms, both beautifully presented and benefiting from excellent storage. A separate WC on the upper floor adds further practicality for everyday family living. Externally, the home continues to impress with a beautifully landscaped rear garden featuring colourful planting, seating areas and a high degree of privacy. The low-maintenance front garden provides excellent kerb appeal and off-street parking. Combining style, comfort and a sought-after location, this exceptional home is sure to appeal to a wide range of buyers.

Offers over £238,000





Location

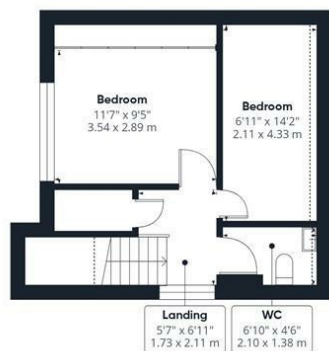
Larch Place enjoys a peaceful setting within a popular residential area on the western side of Perth. A wide range of local amenities, including supermarkets, cafés, schools and leisure facilities, are all within easy reach, while nearby parks and green spaces provide excellent opportunities for outdoor recreation. Perth city centre is only a short drive away, offering an extensive selection of shopping, dining and entertainment options. Excellent transport links, including quick access to the A9 and surrounding road network, make commuting to Dundee, Stirling, Edinburgh and Glasgow straightforward. This is an ideal location for families, professionals and downsizers alike.







Ground floor



Floor 1



Approximate total area⁽¹⁾

986 ft²
91.5 m²

Reduced headroom

8 ft²
0.7 m²

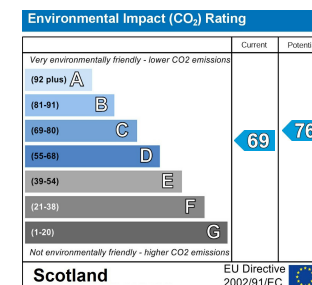
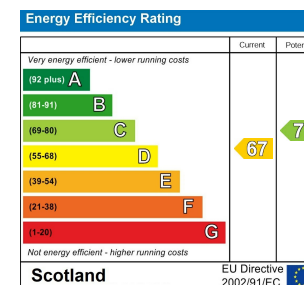
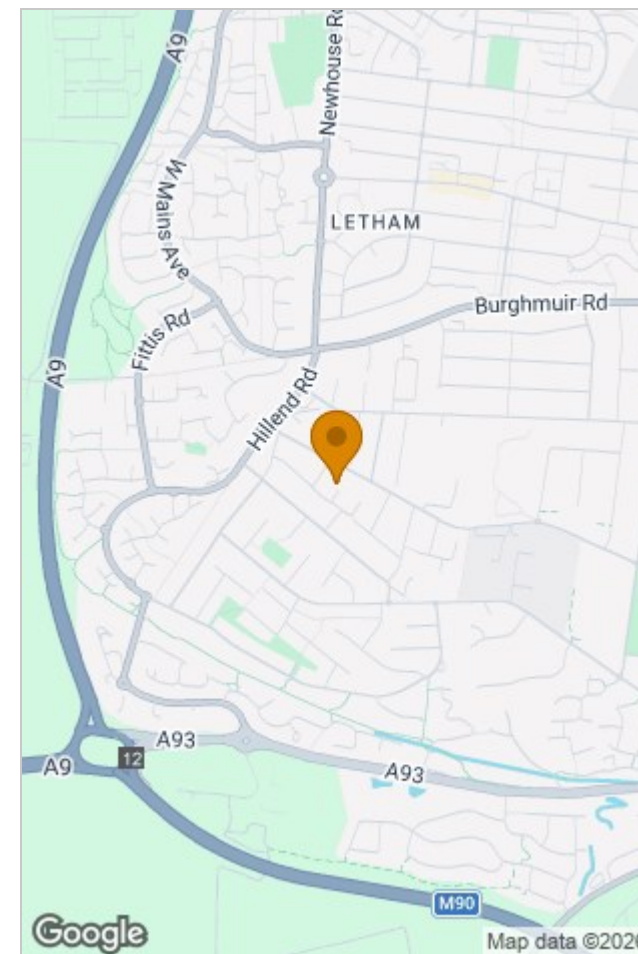
(1) Excluding balconies and terraces.

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.

GIRAFFE360



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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

