



2 Albany Terrace, Perth, PH1 2BD
Offers over £270,000

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- Detached bungalow with single-level living
- Bright and spacious living room
- Well-equipped kitchen with ample storage
- Sunroom with garden access
- Private, low-maintenance rear garden
- Three well-proportioned bedrooms
- Dining room ideal for entertaining
- Practical utility room
- Two bathrooms for added convenience
- Driveway providing off-street parking

This spacious and well-presented detached bungalow offers versatile accommodation all on one level, making it an ideal choice for a range of buyers including families, downsizers and those seeking accessible living.

The property opens into a welcoming hallway leading to a bright and comfortable living room, complete with modern décor and a feature fireplace. To the rear, a generous dining room provides an excellent space for entertaining, flowing naturally into the well-appointed kitchen which offers ample storage, worktop space and integrated appliances. A useful utility room enhances practicality. There are three well-proportioned bedrooms, including a generous principal bedroom, all offering flexibility for family living, guests or home working. The property further benefits from two bathrooms, ensuring convenience for modern lifestyles. A standout feature is the sunroom, providing a relaxing additional living space with direct access to the garden. Externally, the home enjoys a private rear garden with low-maintenance finishes, while the front offers a driveway with ample off-street parking. This attractive bungalow combines space, comfort and convenience in a desirable Perth location.

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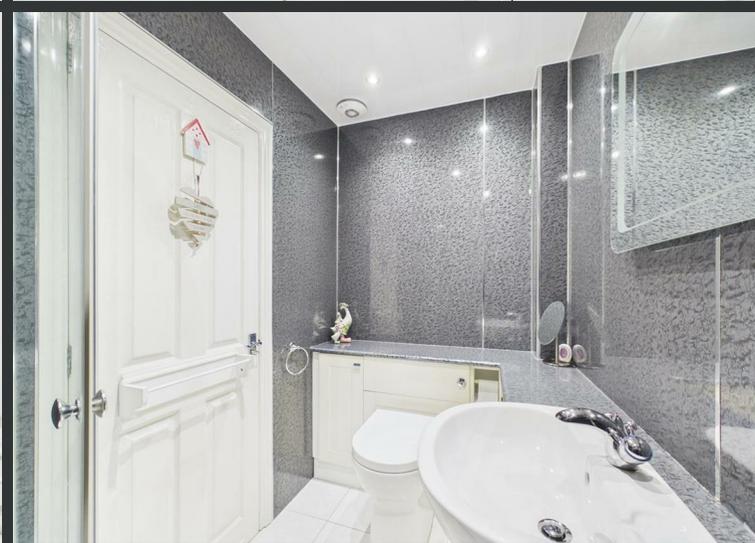
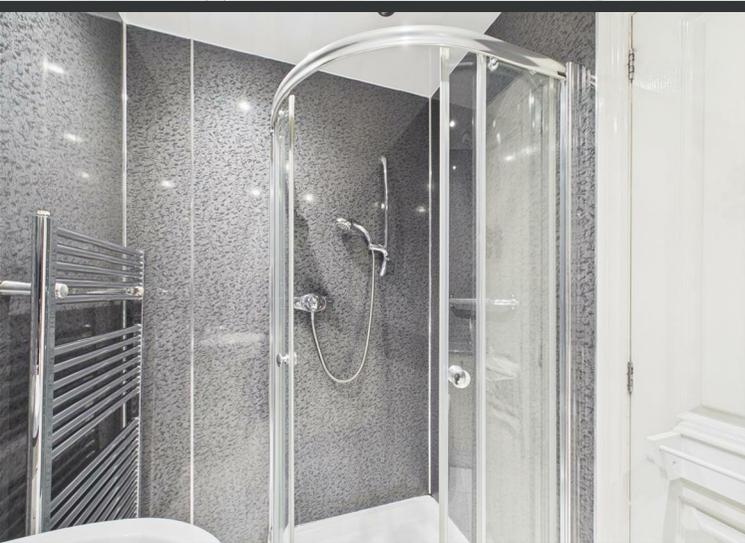


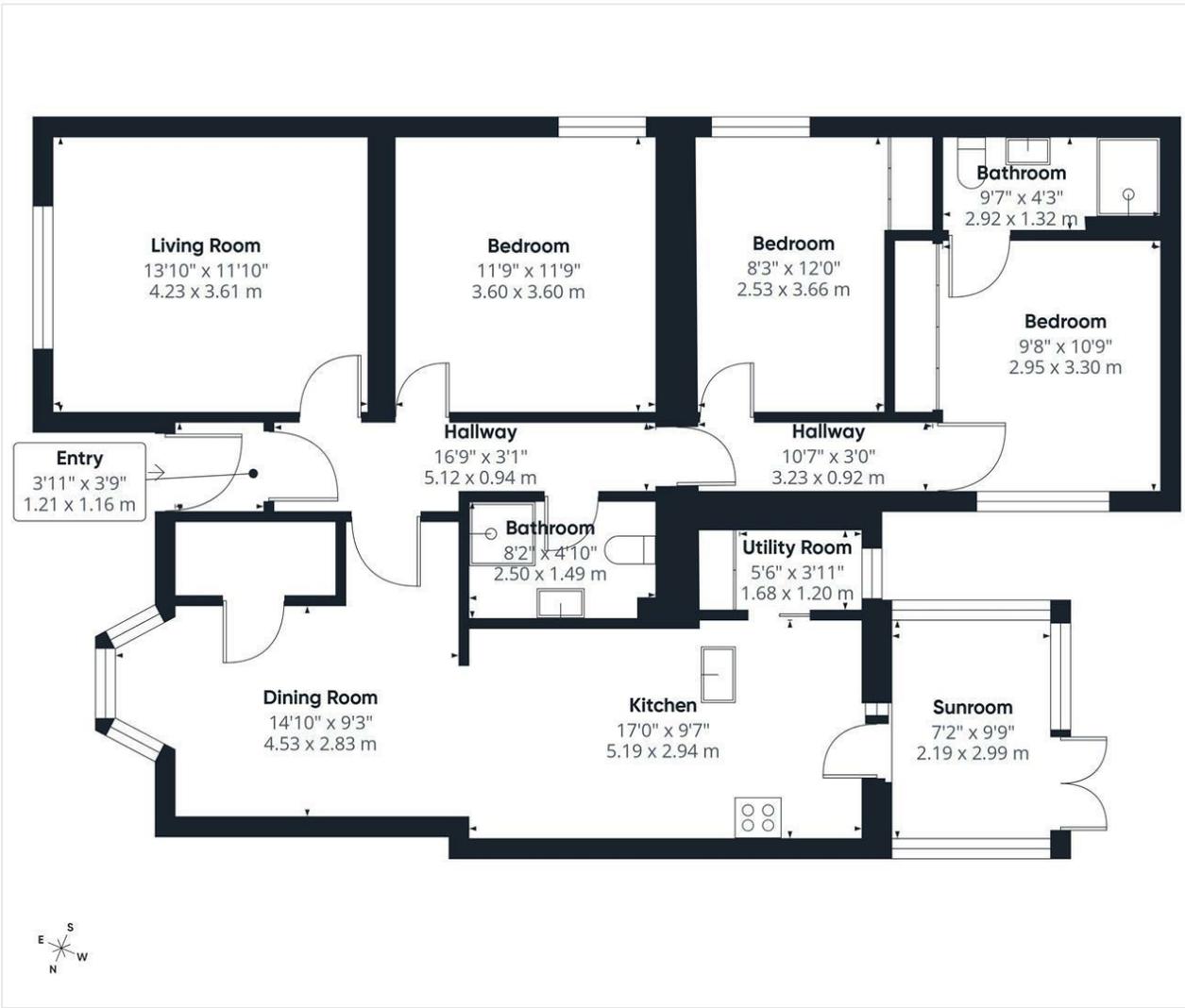


Location

Albany Terrace is situated in a convenient and sought-after area of Perth, offering easy access to a wide range of local amenities. Perth city centre is just a short distance away, providing shops, restaurants, cafés and leisure facilities. The area benefits from excellent transport links, including road connections to Dundee, Edinburgh and Glasgow, making it ideal for commuters. Local schooling is readily available, along with parks and recreational spaces nearby. Perth itself is known for its scenic setting on the River Tay and offers a blend of city living with access to beautiful countryside, making it a highly desirable place to call home.





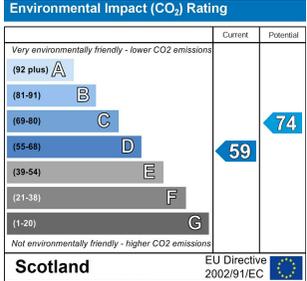
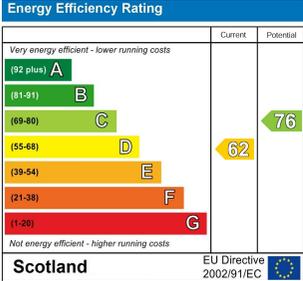
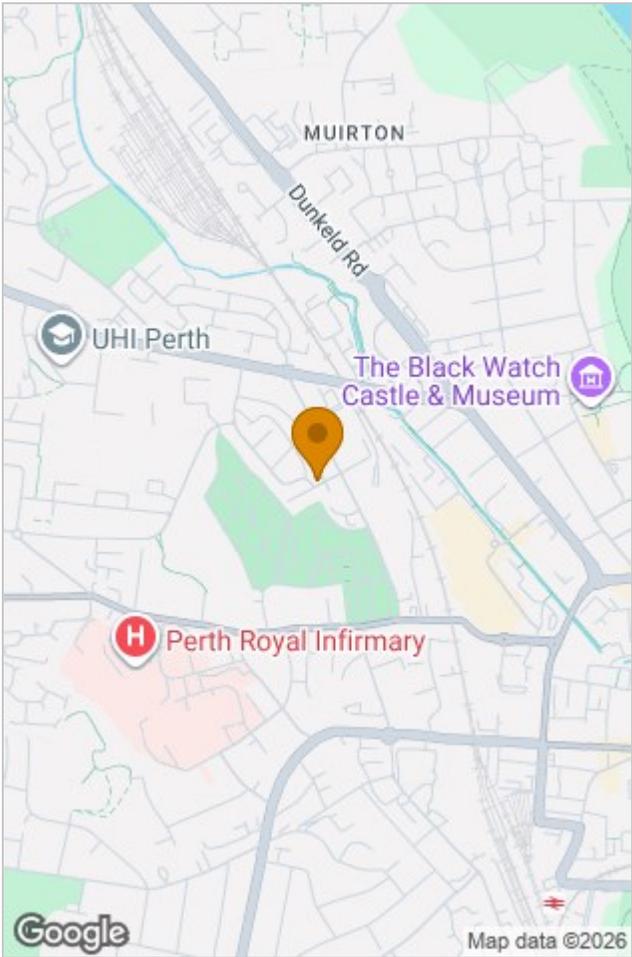


Approximate total area⁽¹⁾
1147 ft²
106.5 m²

(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.

