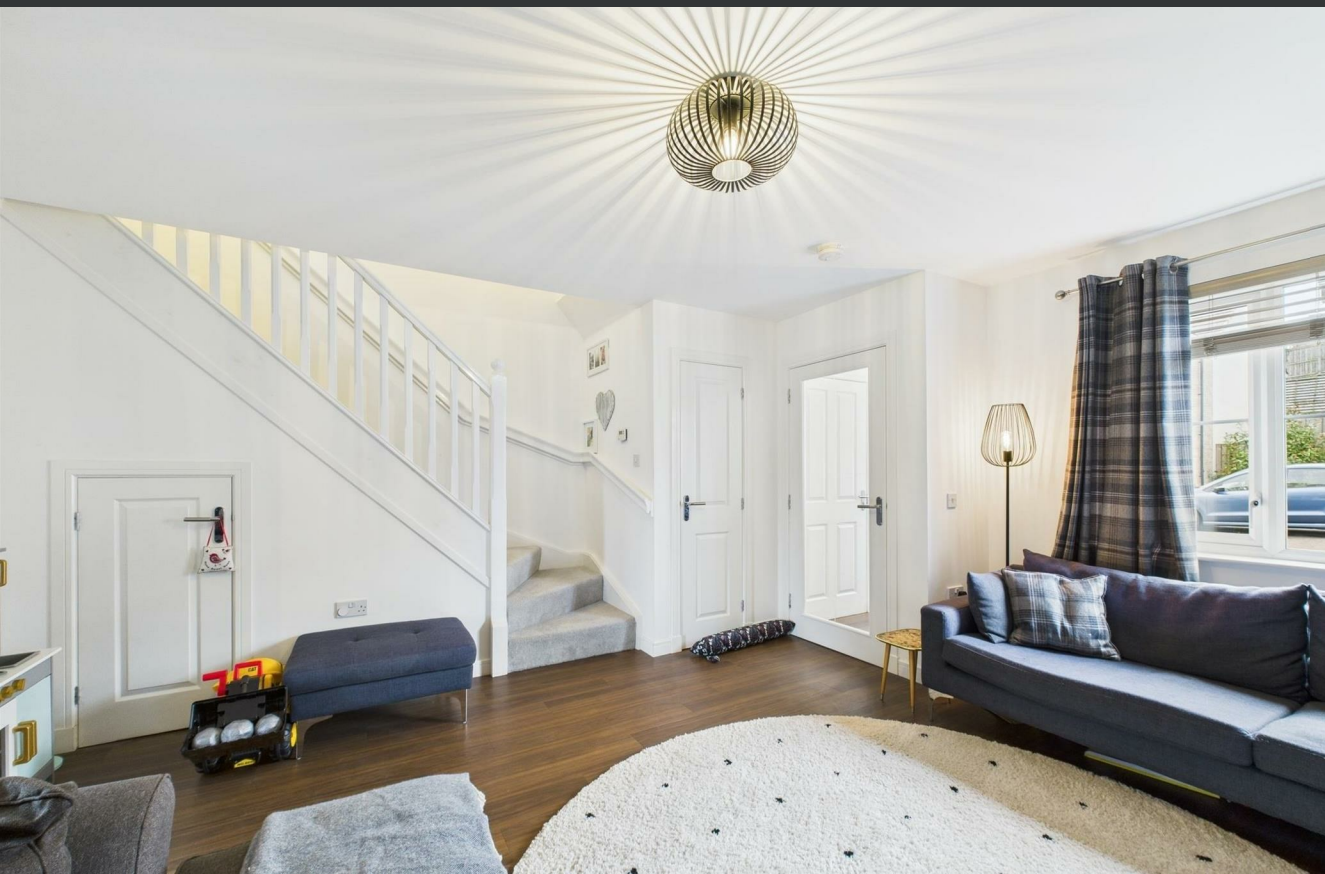
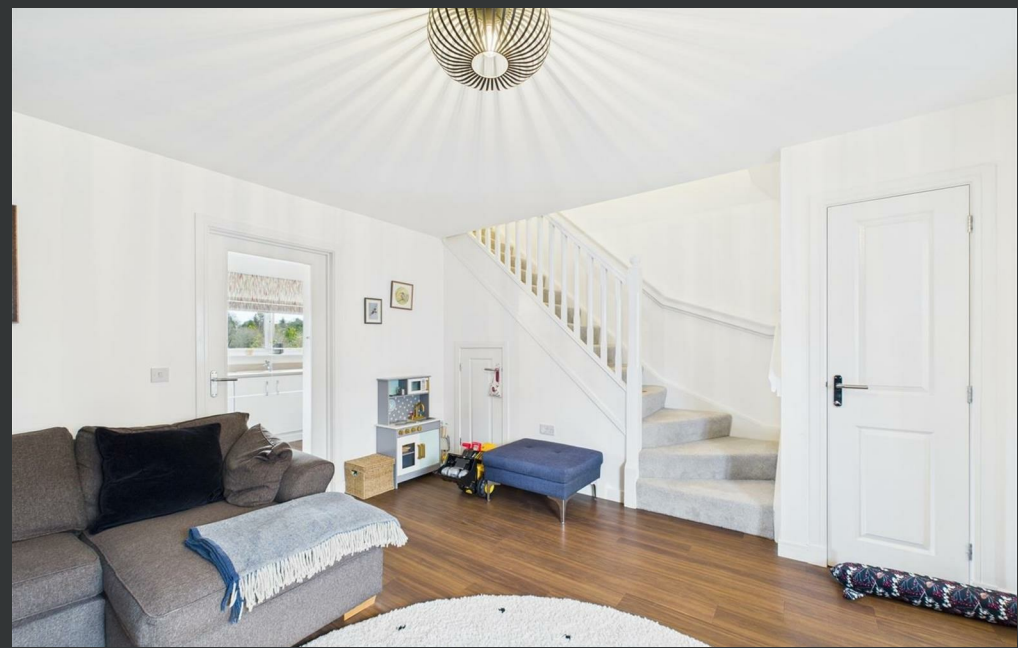




8 Kirkton Road, Perth, PH2 0AF
Offers over £240,000

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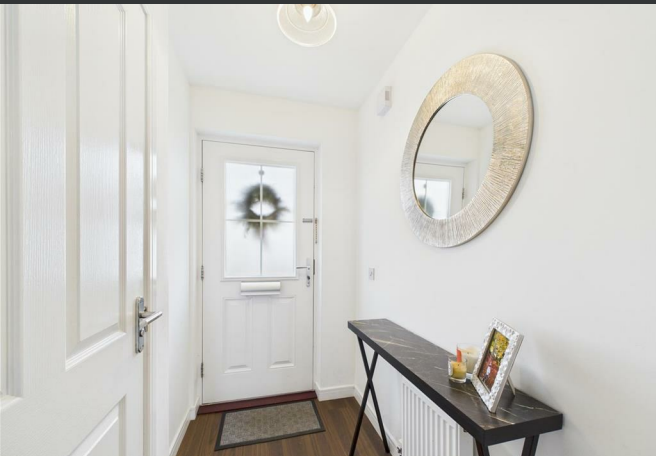
8 Kirkton Road Perth, PH2 0AF

- Three-bedroom semi-detached home
- Contemporary kitchen/diner with integrated appliances
- Primary bedroom with en-suite
- Modern family bathroom and ground-floor WC
- Attractive open views from the rear garden
- Spacious lounge, tastefully decorated
- French doors opening to a private rear garden
- Two further well-sized bedrooms
- Private driveway for off-street parking
- Move-in ready with stylish, neutral décor

Located in a sought-after development, 8 Kirkton Road is a stylish and modern three-bedroom semi-detached home offering bright and spacious accommodation. Finished to a high standard, this property is perfect for families, professionals, or first-time buyers.

The ground floor features a welcoming lounge, tastefully decorated to provide a cosy yet contemporary living space. The modern kitchen/diner boasts sleek white units, integrated appliances, and French doors leading to the rear garden, making it ideal for entertaining. A convenient ground-floor WC completes this level. Upstairs, there are three well-proportioned bedrooms, including a primary bedroom with en-suite shower room. A stylish family bathroom serves the additional bedrooms. Each room is finished in neutral tones, ensuring a bright and airy feel throughout. Externally, the property benefits from a private driveway for off-street parking and a beautifully landscaped rear garden with attractive views, providing the perfect outdoor space to relax. The shed may potentially be included by negotiation.

Offers over £240,000

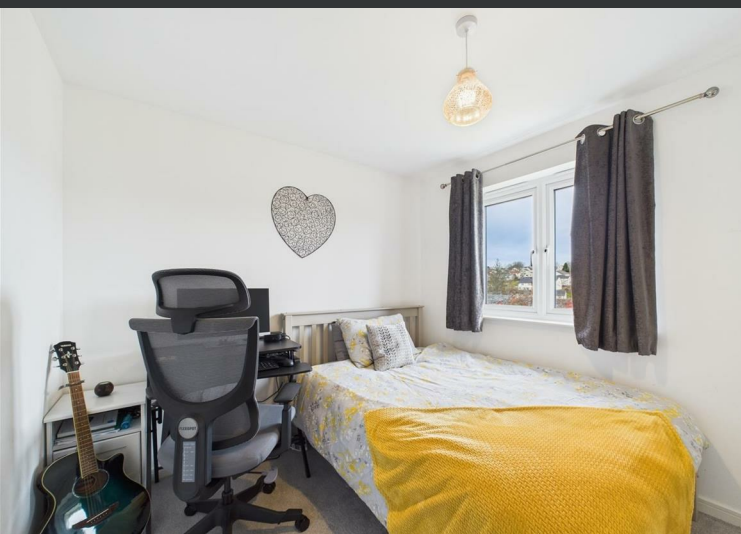




Location

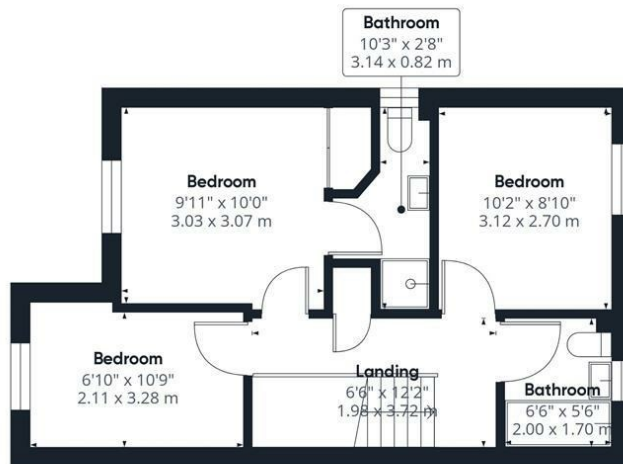
8 Kirkton Road enjoys a peaceful yet well-connected setting. The property is close to local amenities, shops, and reputable schools, making it ideal for families. Excellent transport links provide easy access to Perth city centre, Dundee, and Edinburgh via the A90 and M90, making commuting effortless. The area is surrounded by scenic countryside, parks, and walking trails, offering fantastic opportunities for outdoor activities. With a blend of modern convenience and a tranquil setting, this location provides the best of both worlds, perfect for those looking for a balance between city access and suburban charm.







Ground floor



Floor 1



Approximate total area⁽¹⁾

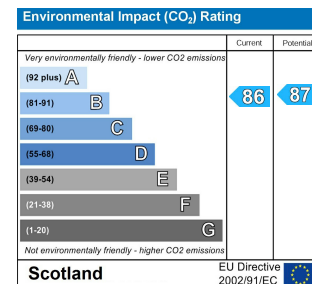
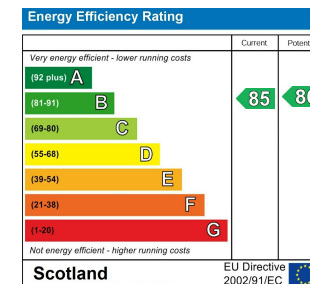
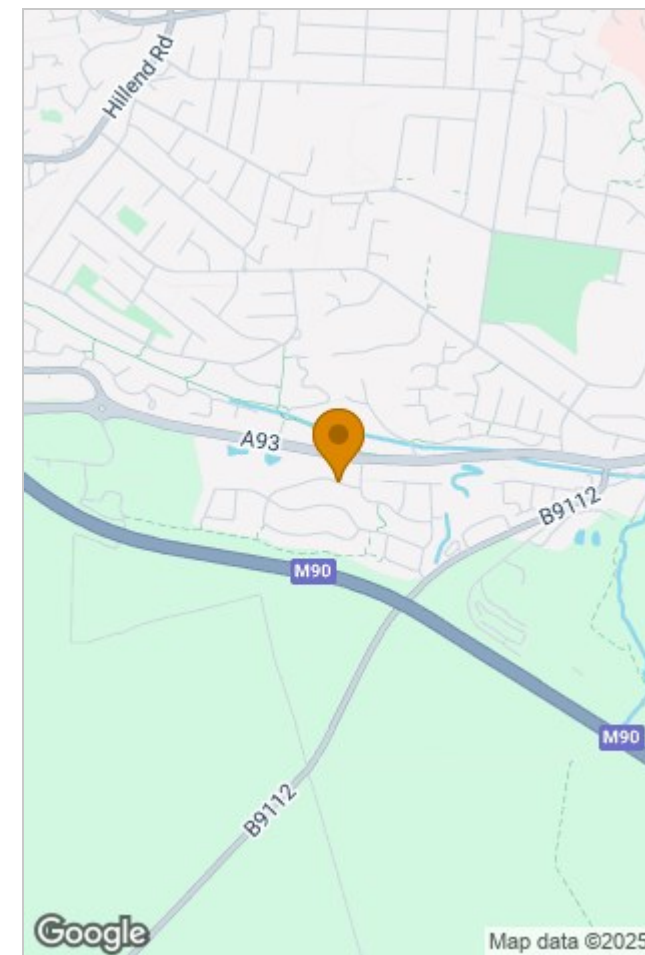
858.74 ft²
79.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.