



30 Dundee Road, Perth, PH2 7AQ  
Offers over £280,000

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# 30 Dundee Road Perth, PH2 7AQ

- Three-storey period property
- Family bathroom with separate bath and shower
- Spacious lounge with wood-burning stove
- Dressing room or potential fourth bedroom
- Stylish, neutral interiors throughout
- Two ground-floor double bedrooms
- Modern first-floor kitchen
- Gas central heating & double glazing
- Secluded rear garden with decking
- Off-street parking

30 Dundee Road is a charming and deceptively spacious period property offering flexible living over three beautifully presented floors. Blending traditional character with tasteful modern upgrades, this notably generous and peaceful home is perfectly suited to growing families, professionals or those seeking versatile space close to central Perth.

On the ground floor, you'll find two generously sized double bedrooms along with a stylish family bathroom, which features both a separate bath and a walk-in shower. A spacious hallway with under-stair storage provides access to the upper levels. The first floor is a fabulous social space with a modern kitchen/diner fitted with sleek units, a central breakfast island, and integrated appliances. Opposite, the cosy living room boasts ample space for both seating and dining, and benefits from a wood-burning stove—ideal for those chilly nights. A handy WC is also located on this level. Upstairs, the top floor presents a further bedroom, complete with a Velux window, built-in storage, and an adjoining bedroom/dressing room with contemporary en-suite facilities. This layout offers complete privacy and is ideal as a luxurious master level. Externally, the property enjoys a generous, enclosed garden with decking and gravelled areas—perfect for entertaining. A timber shed offers storage, and off-street parking is accessed to the rear.

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## Location

Located on the desirable Dundee Road, this property sits just a stone's throw from the River Tay and within easy reach of Perth city centre. Commuters will appreciate excellent transport links, including nearby bus routes and train stations. The area is well served by reputable schools, shops, and leisure amenities, while riverside walks and green spaces such as Rodney Gardens offer peaceful escapes right on your doorstep. Whether you're walking to work, enjoying a coffee in town or heading out on scenic weekend drives, this location blends convenience and lifestyle perfectly.





