



9 Salers Way, Perth, PH1 3XP  
Offers over £235,000



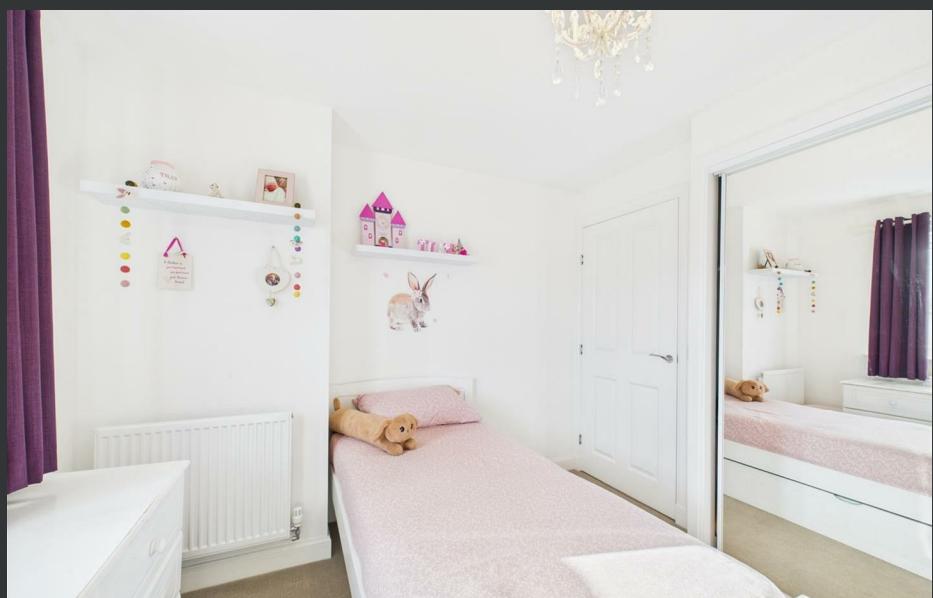


- Three well-proportioned bedrooms
- Modern dining kitchen with French doors
- Family bathroom plus en-suite shower room
- Garden shed for storage
- Double glazing and gas central heating
- Bright and spacious living room
- Ground floor WC and separate utility room
- Enclosed, low-maintenance rear garden
- Neutral décor throughout
- Allocated parking to front

This well-presented three-bedroom home offers modern, comfortable living in a popular residential area of Huntingtower, just outside Perth. The property is bright, well laid out and ideal for families, first-time buyers or those looking for a low-maintenance home.

The ground floor welcomes you with a spacious living room, finished with neutral décor and wood-effect flooring, creating a warm and inviting space for relaxing or entertaining. To the rear, the contemporary dining kitchen is fitted with sleek grey units, integrated appliances and ample worktop space, with room for dining. French doors lead directly from the kitchen to the enclosed rear garden, allowing natural light to flood the space and providing an easy connection to outdoor living. A convenient WC and separate utility room complete the ground floor accommodation. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a generous double, while the remaining two rooms are ideal for children, guests or home working. The family bathroom is modern and stylish, featuring a walk-in shower, complemented by an additional en-suite shower room for added convenience. Externally, the enclosed rear garden is mainly laid to lawn and provides a safe and private space for children or pets, with a garden shed offering useful storage. To the front, there is allocated parking close to the property. This is a turnkey home in a sought-after area, combining modern living with excellent access to local amenities and transport links.

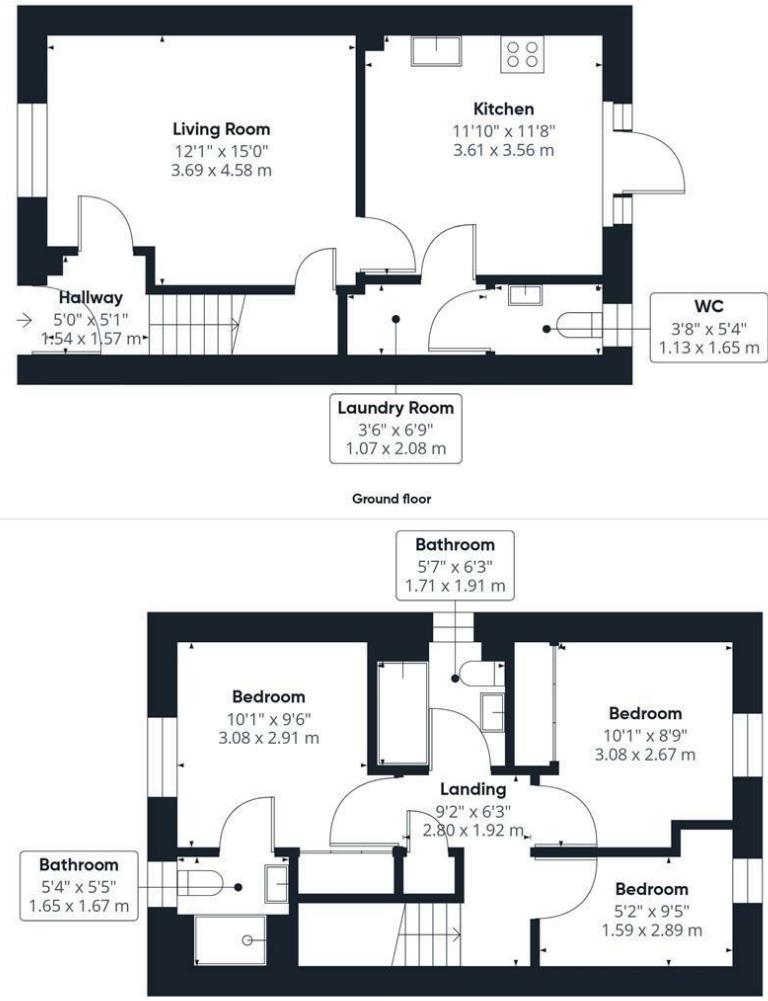




## Location

Huntingtower is a highly desirable residential area located just a short distance from Perth city centre. The area offers a peaceful village feel while benefiting from excellent local amenities including shops, schools and recreational facilities. Perth is easily accessible, providing a wide range of retail, dining and leisure options, as well as strong transport links via road and rail. The surrounding countryside offers scenic walks and outdoor pursuits, making the location ideal for families and commuters alike. Huntingtower combines convenience, community and access to nature, making it a popular choice for homeowners.





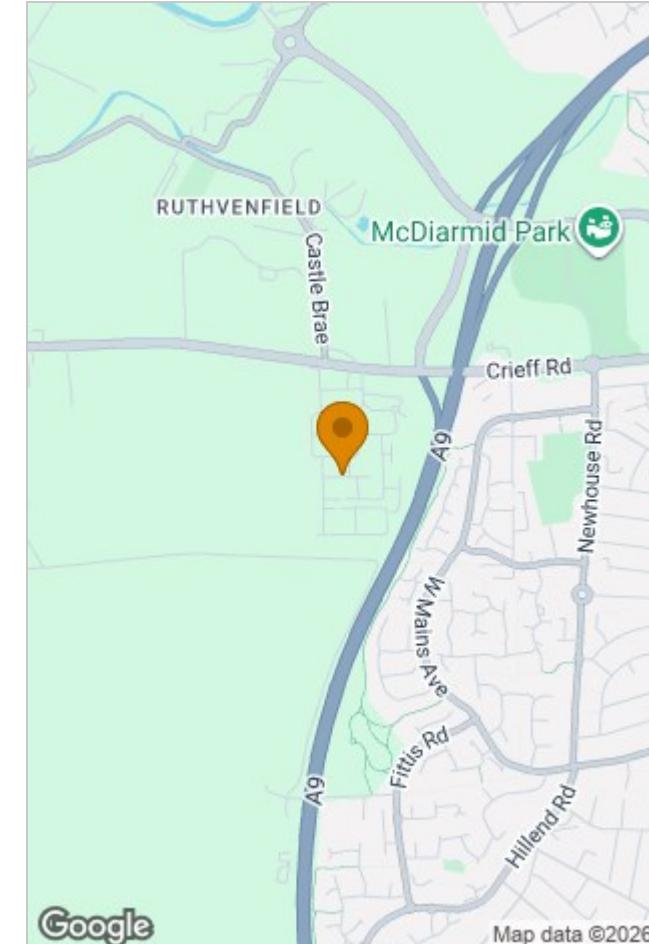
Approximate total area<sup>(1)</sup>

787 ft<sup>2</sup>  
73.1 m<sup>2</sup>

(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.

GIRAFFE360



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland

EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Scotland

EU Directive 2002/91/EC

## 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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