



**3 South Inch View, Perth, PH2 8AX**  
**Offers over £250,000**

 4  4  1  C







## 3 South Inch View Perth, PH2 8AX

- Extended semi-detached home
- Large kitchen/living area
- Gas central heating
- Useful attic space
- Pleasant outlook
- 4 bedrooms 4 en-suite
- Low maintenance garden
- Double glazing
- Easy access to travel links
- Close to picturesque parklands

Welcome to this eye-catching semi-detached home located in the desirable area of South Inch View in Perth. This property boasts an impressive four bedrooms and four bathrooms, making it an ideal family home or a perfect space for those who appreciate extra room for guests or a home office.

As you step inside, you will be greeted by notably spacious accommodation that flows effortlessly throughout the home. The generous living areas provide ample space for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed to the fullest. The property also features plentiful bathroom facilities, which is a significant advantage for busy households, allowing for convenience and comfort. One of the standout features of this home is the useful loft space, which offers additional storage or the potential for further development, depending on your needs. This flexibility adds to the overall appeal of the property, making it a versatile choice for various lifestyles. For those with vehicles, the property includes parking for two cars, a valuable asset in this area. Furthermore, the house is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Offers over £250,000



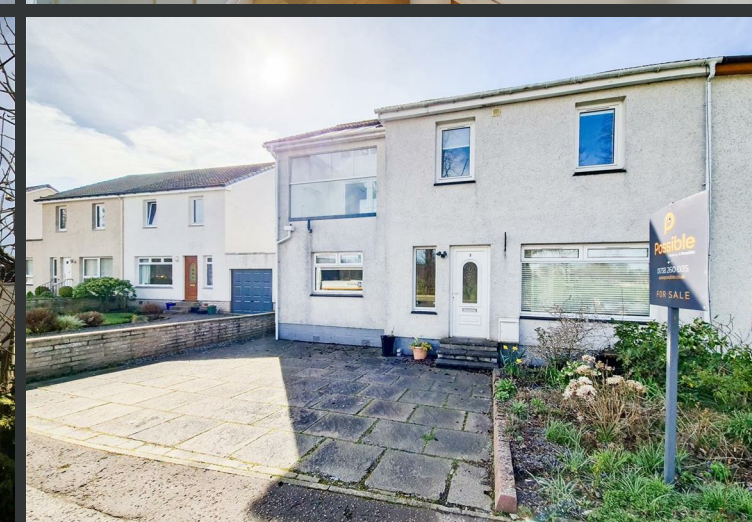


## Location

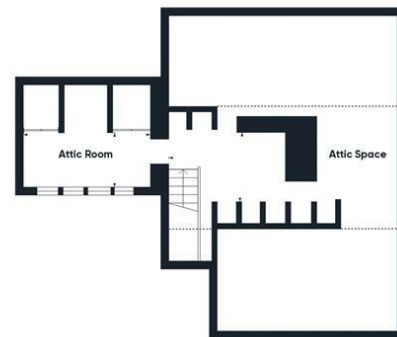
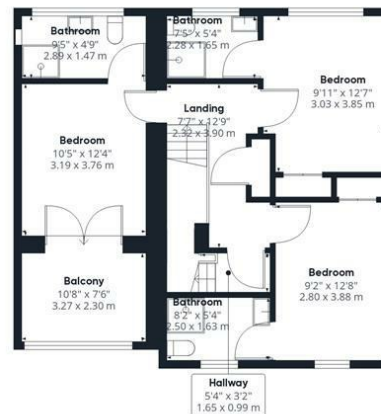
South Inch View offers the perfect balance of privacy and convenience. It is positioned within walking distance of the city centre and its various amenities, shops, restaurants, cafes and recreational pursuits as well as the picturesque South Inch parklands ideal for dog walkers. Nearby roads links give access to the dual carriageway, A90 and M90 giving access to various destinations across the country.









Approximate total area<sup>(c)</sup>1917.93 ft<sup>2</sup>178.18 m<sup>2</sup>

Reduced headroom

241.96 ft<sup>2</sup>22.48 m<sup>2</sup>

(1) Excluding balconies and terraces

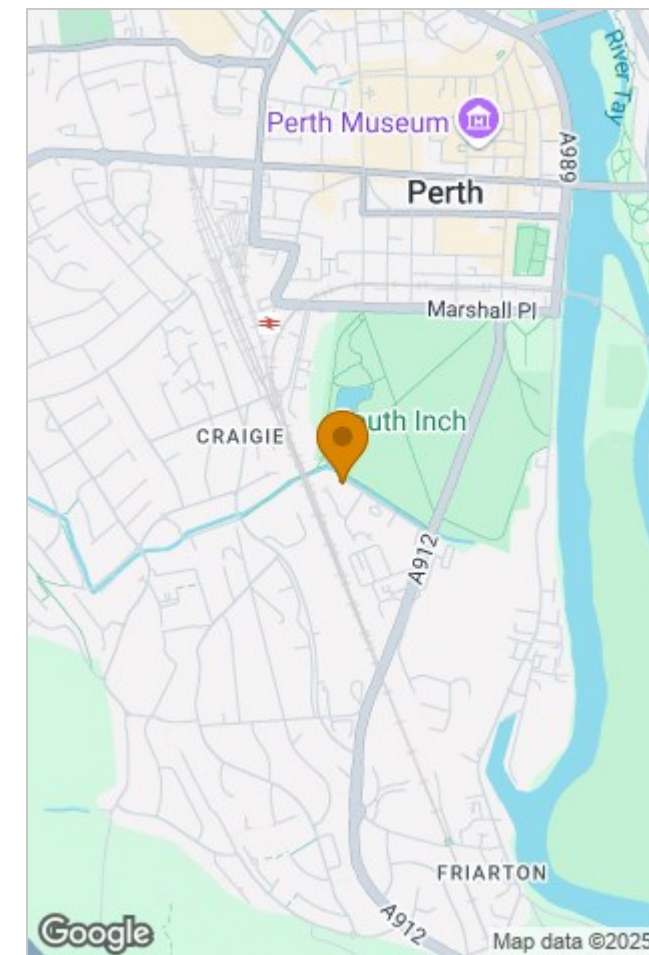
Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360



**Energy Efficiency Rating**

Rating	Score Range	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland 2002/01/EC		76	86

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

Rating	Score Range	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(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 2002/91/EC		73	84

## 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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