



38 Mercer Street, Perth, PH1 0AJ
Offers over £245,000

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- Modern three-bedroom home
- Contemporary dining kitchen
- Stylish family bathroom
- Enclosed, landscaped rear garden
- Move-in ready condition
- Bright and spacious living room
- Utility room and ground-floor WC
- Neutral décor throughout
- Gas central heating & double glazing
- Off-street parking

This beautifully presented modern home is set within a popular residential area and offers well-proportioned, flexible accommodation ideal for families, couples, professionals, or first-time buyers. Finished in neutral tones throughout, the property is move-in ready and designed for comfortable modern living.

The ground floor opens with a welcoming hallway leading into a bright and spacious living room, enhanced by contemporary décor and generous natural light. To the rear, the stylish dining kitchen provides ample storage and worktop space, with integrated appliances and direct access to the rear garden, making it ideal for everyday living and entertaining. A convenient ground-floor WC and a useful utility room complete the lower level. Upstairs, the property offers three well-sized bedrooms, each presented in excellent condition and suitable for a range of uses including guest accommodation or home office space. The principal bedroom benefits from an en-suite shower room. A modern family bathroom completes the upper floor, fitted with quality sanitary ware and a clean, contemporary finish. Externally, the enclosed rear garden is thoughtfully landscaped with a combination of lawn and paved areas, providing a safe and private space for relaxing or outdoor dining. The front of the property enjoys a neat streetscape with off-street parking. This attractive home combines modern design, practical layout, and a convenient location, making it an excellent opportunity for buyers seeking a stylish and low-maintenance property in Perth.





Location

Mercer Street is located within a well-established and popular residential area of Perth, offering convenient access to local amenities, schools, and transport links. The city centre is within easy reach, providing a wide selection of shops, cafés, restaurants, and leisure facilities. Excellent road connections allow straightforward commuting to surrounding towns and cities, while nearby green spaces and riverside walks offer opportunities for outdoor recreation. The area is well served by public transport and schooling at both primary and secondary levels, making it a desirable and practical location for a range of buyers.







Ground floor



Floor 1



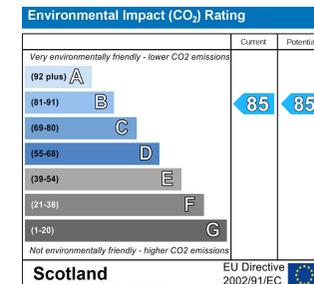
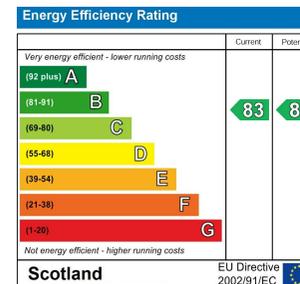
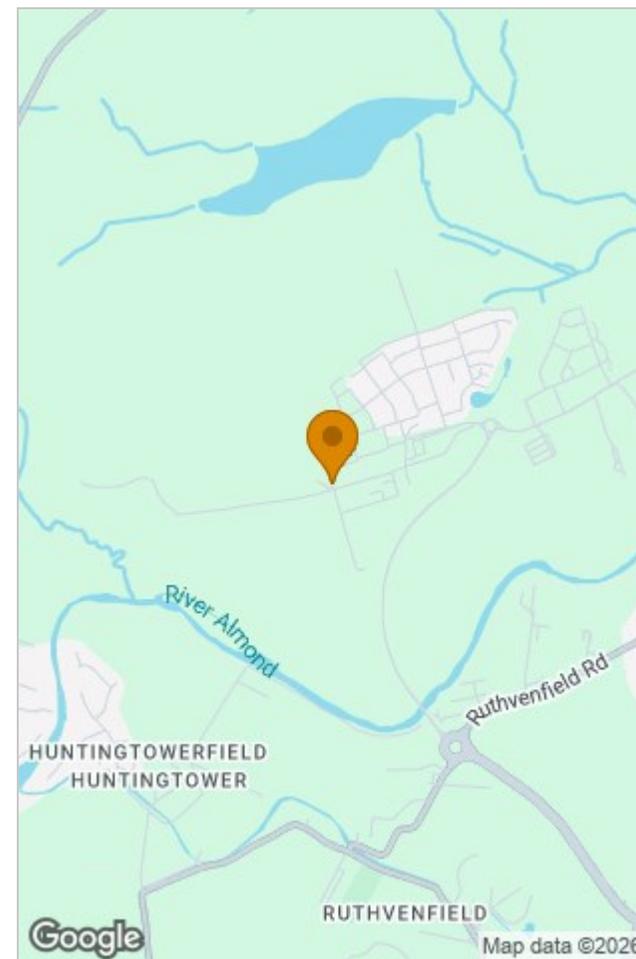
Approximate total area⁸⁸

816 ft²
75.7 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.

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