



11 Traquair Gardens, Perth, PH1 1SZ  
Offers over £195,000



# 11 Traquair Gardens Perth, PH1 1SZ

- Attractive semi-detached retirement bungalow
- Modern fitted kitchen with ample storage
- Stylish shower room with walk-in shower
- Gas central heating and double glazing
- Shed for additional storage
- Spacious lounge with a bright and airy feel
- Two well-proportioned bedrooms
- Conservatory overlooking the private rear garden
- Beautifully maintained low-maintenance garden
- Convenient location close to shops and transport links

Welcome to 11 Traquair Gardens, an attractive semi-detached retirement bungalow located in a peaceful residential development in Perth. Designed for comfortable and convenient living, this well-presented home features a spacious lounge, a modern fitted kitchen with ample storage, and a bright conservatory offering views over the private, low-maintenance rear garden. The bungalow boasts two well-proportioned bedrooms and a stylish shower room with a walk-in shower for ease of access.

The property benefits from gas central heating and double glazing, ensuring warmth and efficiency all year round. Outside, the rear garden is beautifully maintained with a patio area ideal for relaxing outdoors. A shed provides additional storage. Set within a sought-after retirement community, this home is within easy reach of local shops, bus routes, and healthcare facilities. The neighbourhood offers a friendly and secure environment, making it perfect for those looking to downsize without compromising on comfort.

Offers over £195,000



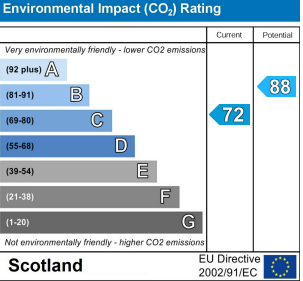
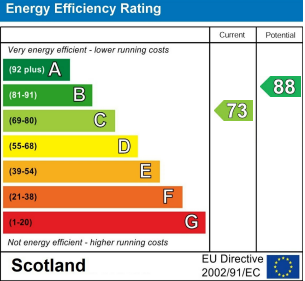
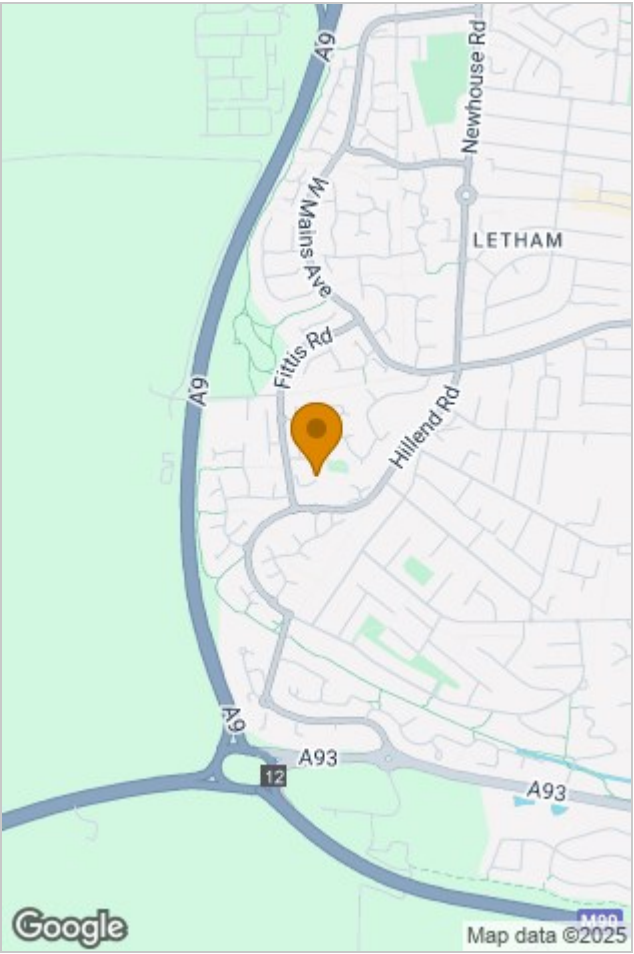
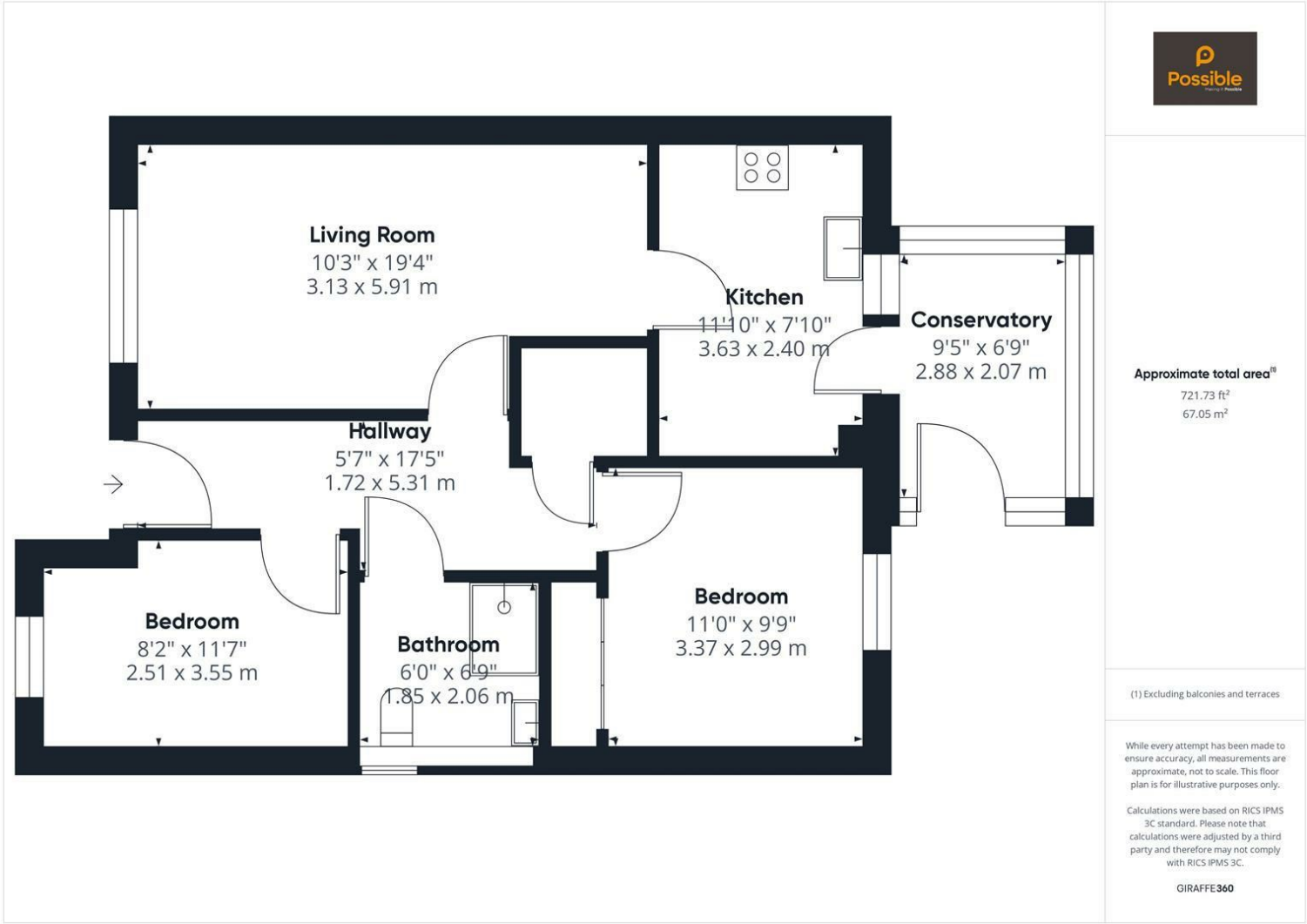


## Location

Perth is a vibrant and historic city offering a blend of modern amenities and picturesque landscapes. Located within a well-regarded residential development, 11 Traquair Gardens benefits from easy access to local shops, supermarkets, medical centres, and public transport links. Perth city centre, just a short drive away, provides a wide range of restaurants, cafes, and cultural attractions. The area is well-connected to Dundee, Edinburgh, and Glasgow via road and rail, making it ideal for those who appreciate both tranquility and accessibility. With beautiful parks, riverside walks, and a friendly community, Perth offers an excellent quality of life for retirees.







**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.