



18 Traquair Gardens, Perth, PH1 1SZ  
Offers over £175,000

 2  1  1  C



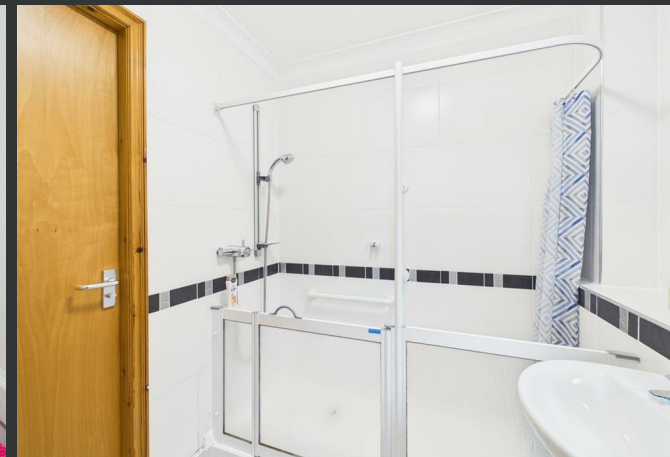
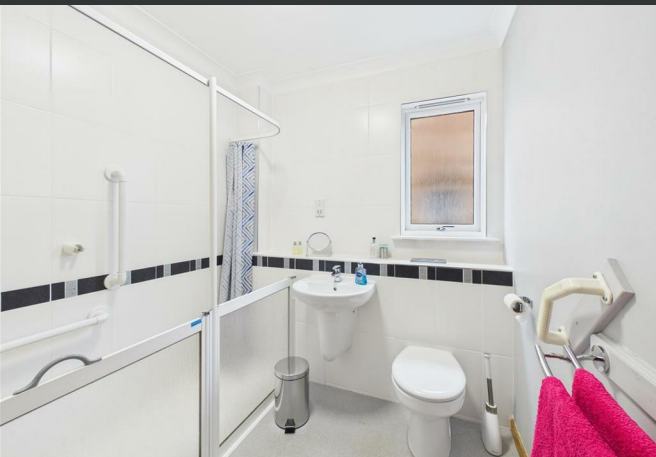
# 18 Traquair Gardens Perth, PH1 1SZ

- Semi-detached bungalow
- Two spacious double bedrooms
- Fitted kitchen
- Well maintained private rear garden
- Residents' parking nearby
- 75% shared ownership
- Bright living room with patio doors
- Accessible shower room
- Quiet residential cul-de-sac
- Convenient Perth location

75% shared ownership - Located within a quiet and sought-after residential development in Perth, 18 Traquair Gardens is an attractive semi-detached retirement bungalow offering comfortable single-level living in a peaceful setting. The property is well presented throughout and will appeal to those seeking easily maintained accommodation. The bright and spacious living room enjoys excellent natural light and features patio doors opening directly onto the rear garden, creating a lovely connection between indoor and outdoor living. The fitted kitchen offer ample storage, and space for everyday dining.

There are two well-proportioned double bedrooms, both offering generous accommodation. A shower room with accessible features completes the internal layout. Externally, the property benefits from beautifully maintained private gardens to the rear with mature planting, lawn, and patio seating areas ideal for relaxing outdoors. Residents' parking is available to the front, while the peaceful cul-de-sac setting provides a quiet and friendly environment. Conveniently situated close to local amenities, transport links, and Perth city centre, this charming bungalow combines practicality, comfort, and low-maintenance living in a desirable location. A monthly rent of £161.52 is payable to Caledonia Housing Association for the remaining 25% share of the property.

Offers over £175,000



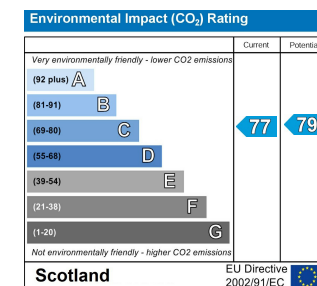
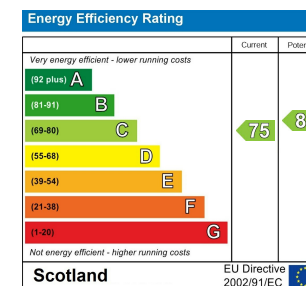
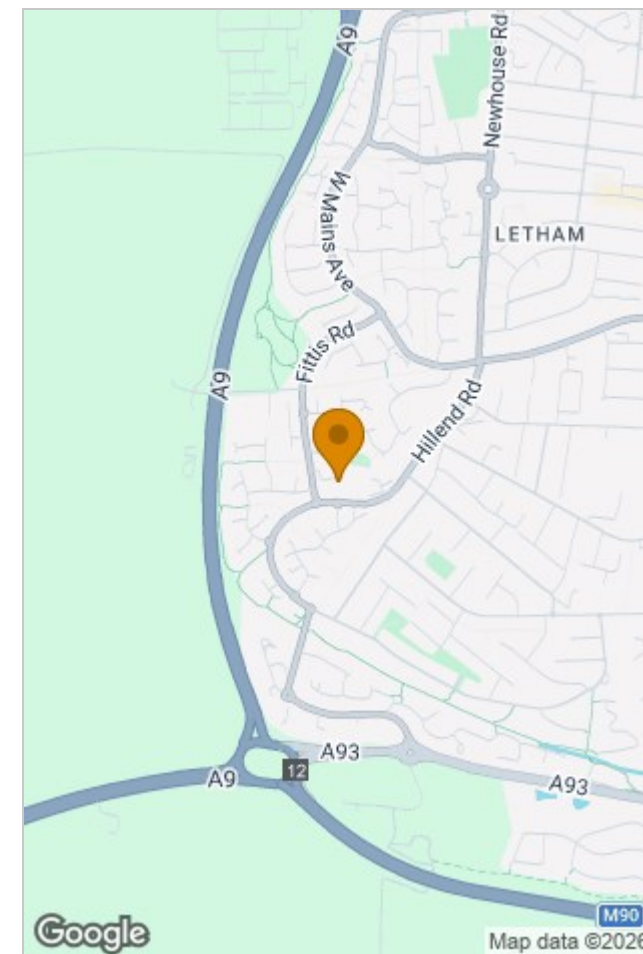
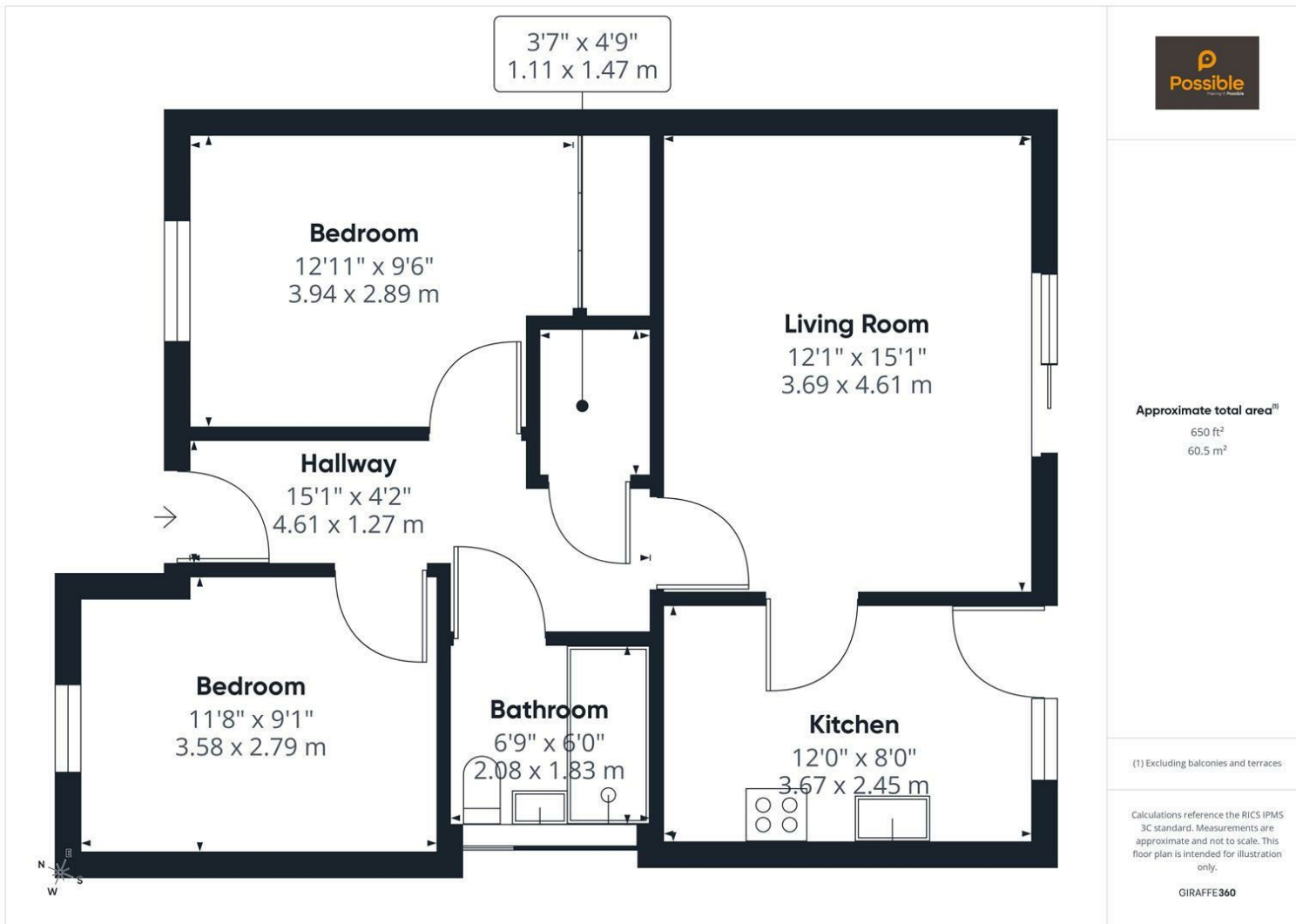


## Location

Traquair Gardens is a peaceful and well-established residential development situated within a popular area of Perth. The location offers excellent access to a wide range of local amenities including supermarkets, shops, cafés, healthcare facilities, and leisure amenities. Perth city centre is only a short distance away, providing further shopping, dining, and cultural attractions. The area is well connected by public transport and road links, with easy access to the A9 for commuting to Dundee, Edinburgh, Glasgow, and Inverness. Residents can also enjoy nearby parks, walking routes, and outdoor recreational opportunities, making the area ideal for those seeking both convenience and a relaxed lifestyle.







## 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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

