



53 Strathay Road, Perth, PH1 2NA
Offers over £150,000





- Superb End-terraced house
- Bright and spacious living room
- Contemporary shower room
- Gas central heating
- Presented in excellent condition
- Two well-proportioned double bedrooms
- Stylish fitted kitchen
- Double glazing throughout
- Generous enclosed rear garden
- Popular residential location

53 Strathtay Road is a superb end-terraced home offering bright, modern accommodation set within a popular residential area of Perth. Beautifully styled and upgraded throughout, the property is arranged over two levels and is ideally suited to first-time buyers, couples or young families.

The ground floor comprises a welcoming vestibule leading into a stylish kitchen which is well laid out with ample storage and worktop space plus a large understair storage cupboard. The spacious living room, finished in neutral tones provides a comfortable space for relaxing or entertaining. Upstairs, there are two well-proportioned double bedrooms, both benefiting from excellent natural light, along with a stylish contemporary shower room finished to a high standard. Storage is well provided throughout the home. Externally, the property enjoys a generous rear garden laid mainly to lawn, offering an excellent outdoor space for relaxing or entertaining. To the front, there is an area of garden ground and on-street parking nearby with additional off-street parking to the rear including a wooden garage. This highly attractive home offers move-in-ready accommodation in a convenient location.

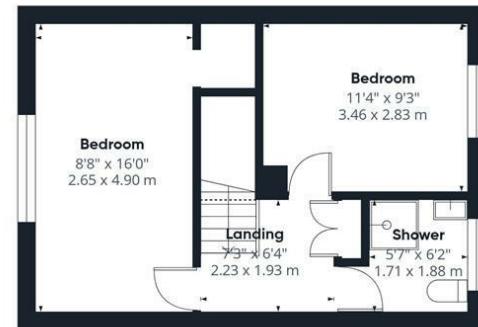
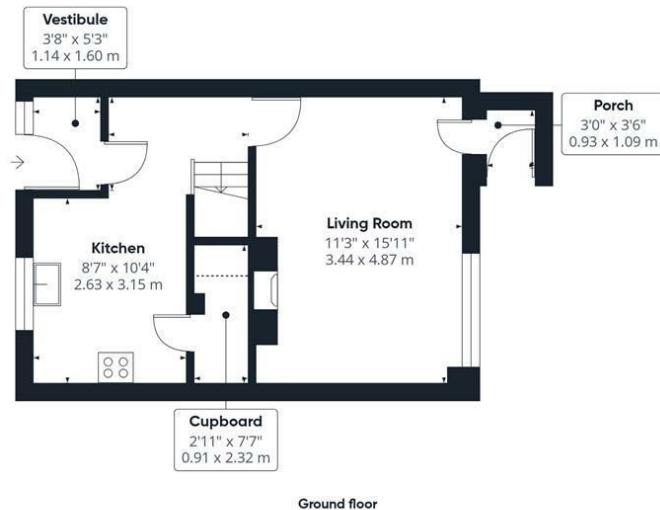




Location

Strathay Road is situated within a well-established and popular residential area of Perth, offering convenient access to a wide range of local amenities. Nearby facilities include shops, supermarkets, schools and leisure options, while Perth city centre is within easy reach and provides an excellent selection of retail, dining and transport services. The area benefits from good public transport links and straightforward road access to the A9 and surrounding routes, making it ideal for commuters. Local parks, riverside walks and green spaces are also close by, providing excellent opportunities for outdoor recreation.





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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Approximate total area⁽¹⁾

708 ft²
65.7 m²

Reduced headroom

5 ft²
0.4 m²

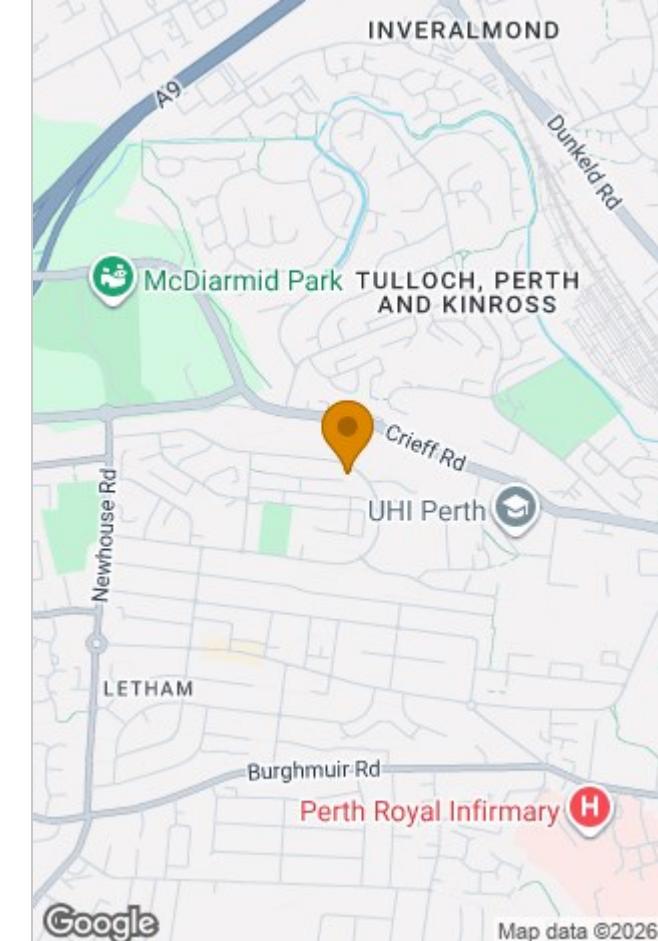
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	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 EU Directive 2002/91/EC		
74	80	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
Scotland EU Directive 2002/91/EC		
74	78	

