



22 Frances Gordon Road, Perth, PH2 8EW
Offers over £275,000

3 2 1 C



- Three-bedroom detached family home
- Spacious lounge with open-plan dining area
- Principal bedroom with en-suite & wardrobes
- South-West facing landscaped rear garden
- Located in a popular modern development
- Corner plot setting with generous garden
- Modern fitted kitchen with integrated appliances
- Contemporary family bathroom plus ground floor WC
- Driveway for two cars plus integral garage
- Presented in excellent, move-in ready condition

22 Frances Gordon Road is a beautifully presented three-bedroom detached home, located on a generous corner plot within a sought-after modern development in Perth. Offering a practical and stylish layout, this property is ideal for families and couples alike, combining modern design with comfortable living.

The ground floor opens with a welcoming hallway leading to a spacious lounge that flows naturally into the dining area. Patio doors provide direct access to the South-West facing rear garden, creating a bright and airy open-plan feel — perfect for entertaining or relaxing with family. The contemporary fitted kitchen features sleek cabinetry, integrated appliances, and ample storage. A useful WC and an integral garage add to the convenience of the home. Upstairs, the property offers three well-proportioned bedrooms, each complete with fitted wardrobes. The main bedroom benefits from an en-suite shower room, while the remaining two bedrooms provide excellent versatility, suitable for children, guests, or home working. A modern family bathroom completes the accommodation. Externally, the rear garden is neatly landscaped with a lawn and patio, offering the perfect setting for outdoor dining and play. To the front, a driveway accommodating two cars provides ample off-street parking, alongside the garage. Presented in true walk-in condition, this home blends modern comforts with a welcoming atmosphere, making it a fantastic choice for those seeking a stylish property in a prime Perth location.



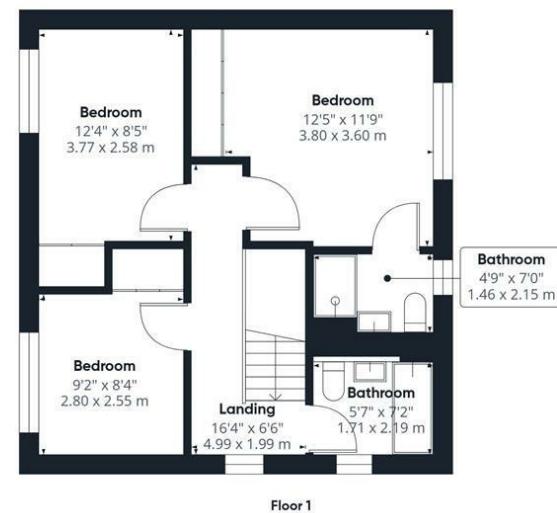
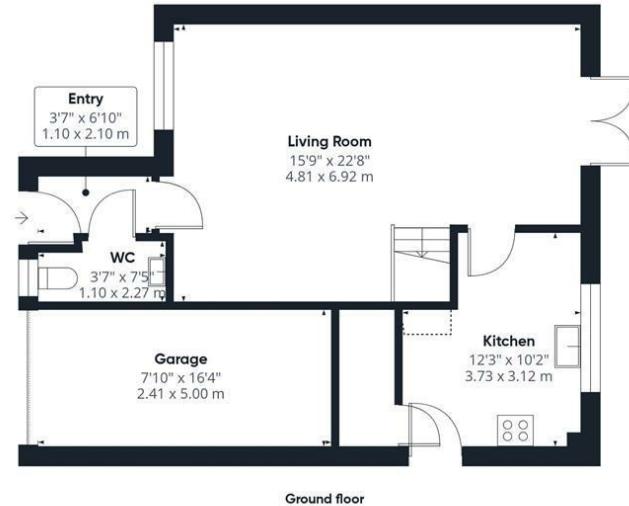


Location

Frances Gordon Road sits within a highly desirable residential development in Perth, popular with families and professionals. The area provides a wide range of amenities, including local shops, supermarkets, cafés, and leisure facilities, all within easy reach. Well-regarded primary and secondary schools are nearby, along with excellent transport connections. Perth city centre is only a short drive away, offering cultural attractions, restaurants, and retail. The property is ideally located for commuting, with swift access to the A9 and motorway links to Dundee, Edinburgh, and Glasgow. Peaceful yet convenient, the location provides the perfect balance of suburban comfort and accessibility.







Approximate total area⁽¹⁾

1141 ft²

106 m²

Reduced headroom

4 ft²

0.4 m²

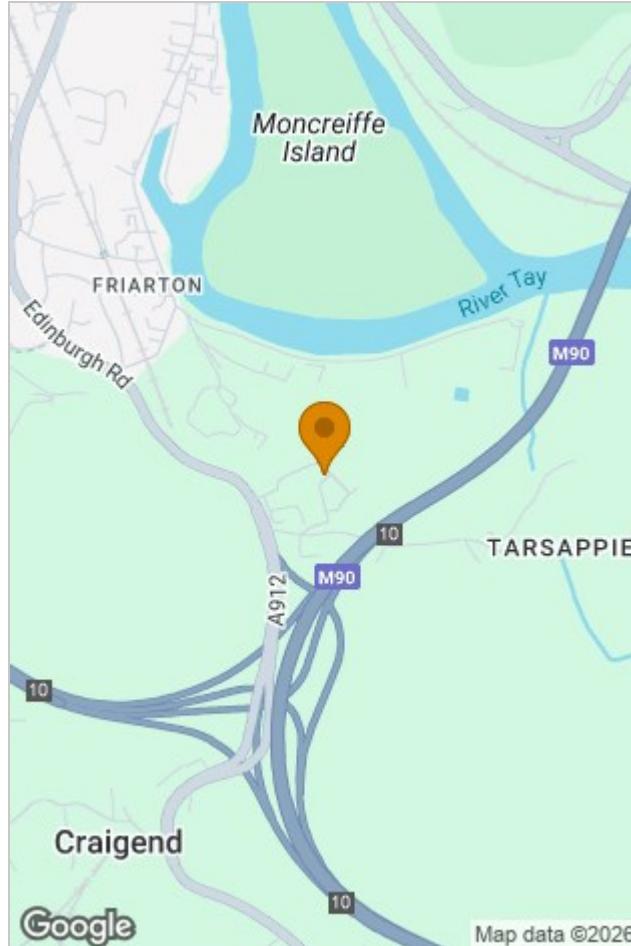
(1) Excluding balconies and terraces

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.

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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		
<i>Not energy efficient - higher running costs</i>		
<small>EU Directive 2002/91/EC</small>		
Scotland	80	85

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		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
<small>EU Directive 2002/91/EC</small>		
Scotland	84	85

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

