



17 Braeside Gardens, Perth, PH1 1DB
Offers over £215,000

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- Semi-detached villa
- Modern kitchen
- Conservatory
- Double glazing
- Off-street parking
- 3 double bedrooms
- Generous lounge with dining area
- Gas central heating
- Very private rear garden
- Sought-after cul-de-sac

**** HOME REPORT VALUE OF £230,000**.** This generously proportioned 3 bedroom semi-detached home is located within a sought-after cul-de-sac just off Glasgow Road. Offering bright and spacious accommodation spread over two floors, this very deceptive property is presented in move-in condition and also features gas central heating, double glazing, off-street parking, good storage space, a sunny conservatory, modern kitchen and a very private rear garden.

On the ground floor there is an entrance porch leading into a central hallway with stairs to the first floor, a bathroom, double bedrooms, spacious lounge with dining area, a bright conservatory and modern kitchen. Onto the first floor there is a handy WC and two very spacious double bedrooms. To the front of the property there is an area of stone chips, mature shrubs and a driveway providing off-street parking. The garden to the rear is a great size and features areas of lawn, slabbed patio, an apple tree and hedging.

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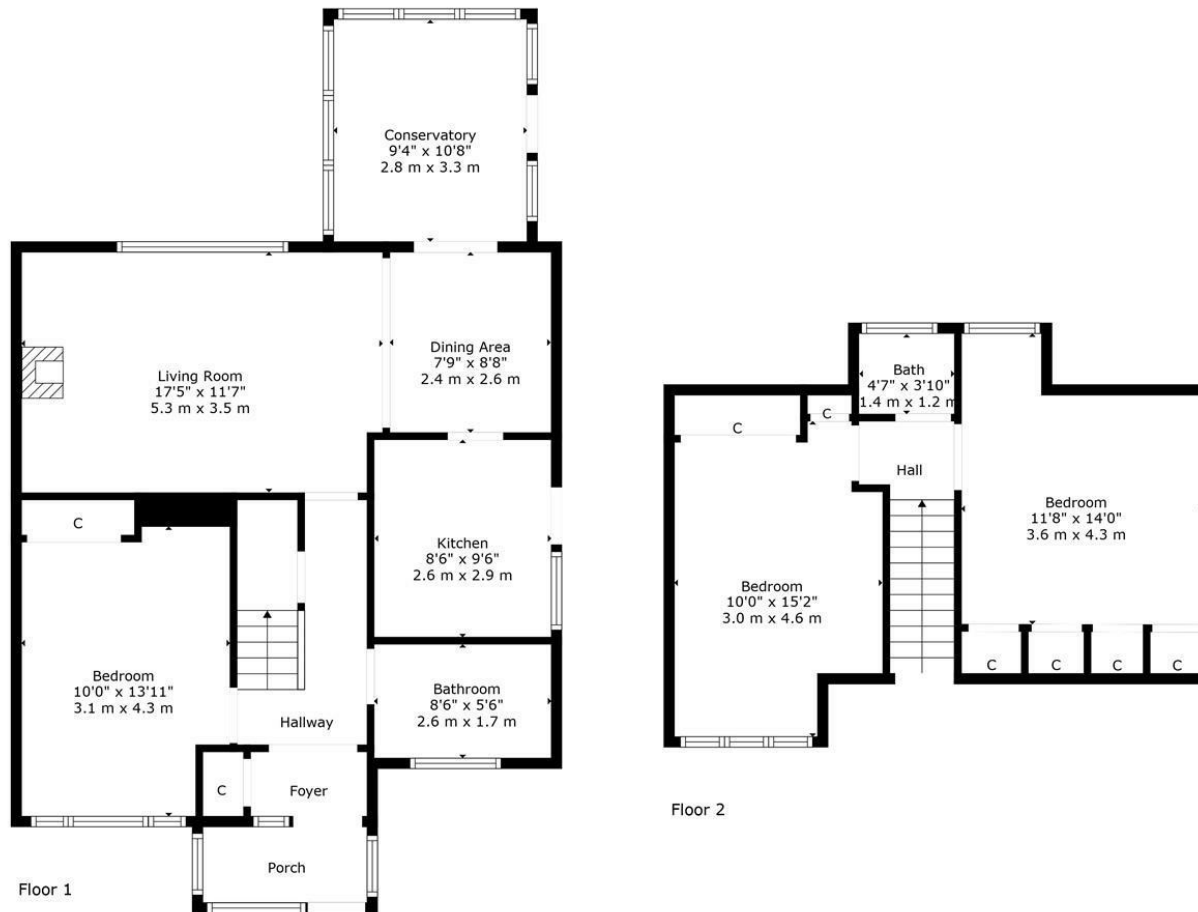


Location

The position of the property offers easy access to the city centre and its many shops, restaurants, cafes and parklands. Within walking distance here are also some local supermarkets, swimming baths, gym and ice rink plus both primary and secondary schooling. Excellent road links to all the major towns and cities can also be found just a short distance up the Glasgow Road towards the Broxden roundabout.







GROSS INTERNAL AREA
 FLOOR 1: 771 sq. ft, 72 m², FLOOR 2: 389 sq. ft, 36 m²
 EXCLUDED AREAS: PORCH: 29 sq. ft, 3 m²
 TOTAL: 1160 sq. ft, 108 m²
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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.

