

100 Brocks Road, Perth, PH2 0GD

Offers over £340,000

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Perth, PH2 0GD

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- Four-bedroom detached home
- Spacious living room
- French doors opening onto rear garden
- Main bedroom with en-suite shower room
- Generous enclosed garden
- Sought-after development
- Contemporary open-plan dining kitchen
- Utility room and downstairs WC
- Fitted mirrored bedroom wardrobes
- Double driveway and garage

Enjoying an attractive position within a modern residential development, 100 Brocks Road is a beautifully presented four-bedroom detached home offering spacious accommodation, contemporary interiors and a generous enclosed rear garden.

The property welcomes you through an entrance vestibule into a bright and comfortable living room, tastefully decorated in soft, neutral tones. To the rear, the impressive dining kitchen provides a wonderful space for everyday family life and entertaining, featuring sleek modern units, ample worktop space, a breakfast bar and room for a family dining table. French doors open directly onto the rear garden, creating an appealing connection between indoor and outdoor living. A separate utility room and convenient ground-floor WC complete the accommodation on this level. Upstairs, four well-presented bedrooms provide flexible accommodation for growing families or those working from home. The main bedroom benefits from fitted mirrored wardrobes and its own en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms. Externally, the property enjoys a particularly generous monoblock double driveway providing excellent off-street parking, alongside a garage. The enclosed rear garden features an extensive lawn and a gravelled seating area, offering plenty of space for relaxing, entertaining and family activities. It also enjoys a favourable position within the street with a high degree of privacy. Combining modern styling with practical family living, this is a superb home with much to offer.

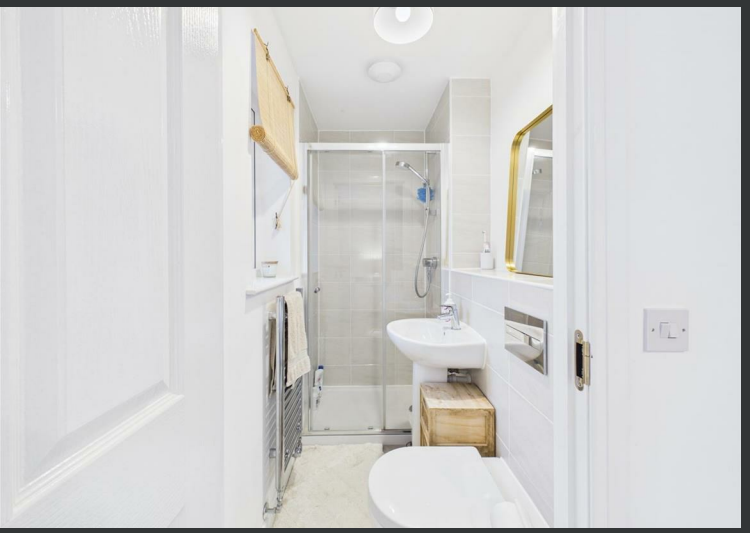
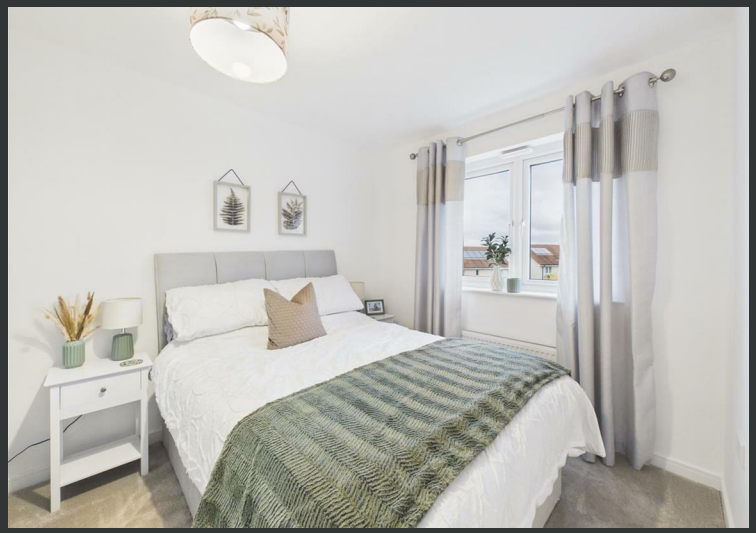
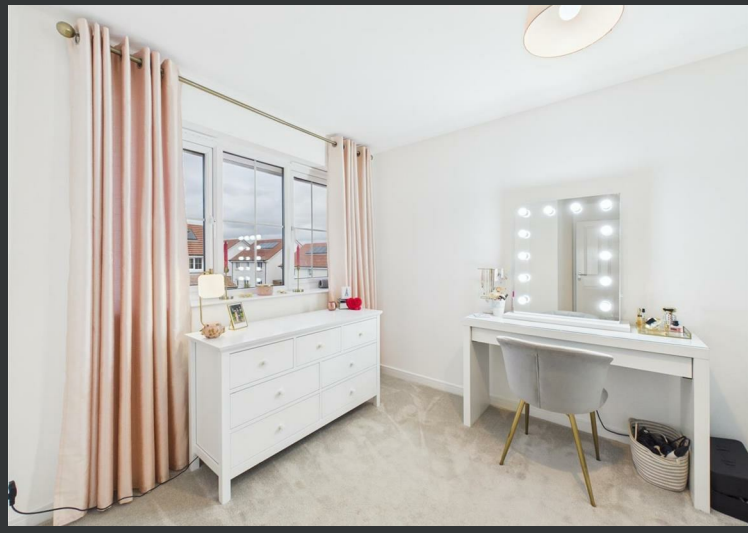










Location

Situated within the popular Charlotte Gate development on the western outskirts of Perth, Brocks Road enjoys a pleasant residential setting with convenient access to the city and surrounding areas. The location is well suited to family life, with local shops, schooling, leisure facilities and everyday amenities available nearby. Perth city centre offers a wider selection of independent retailers, supermarkets, restaurants and cafés, alongside cultural and recreational attractions. Excellent road connections, including access to the A9 and M90, make commuting towards Dundee, Stirling, Edinburgh and Glasgow straightforward. The surrounding Perthshire countryside also provides opportunities for walking, cycling and outdoor pursuits.







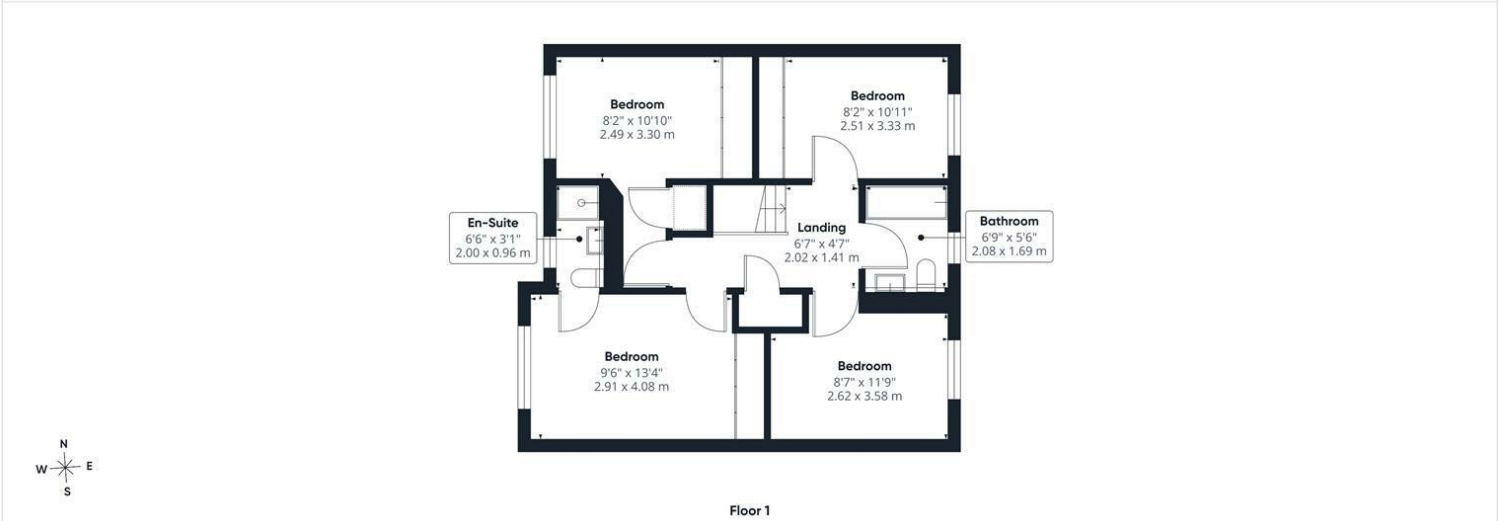




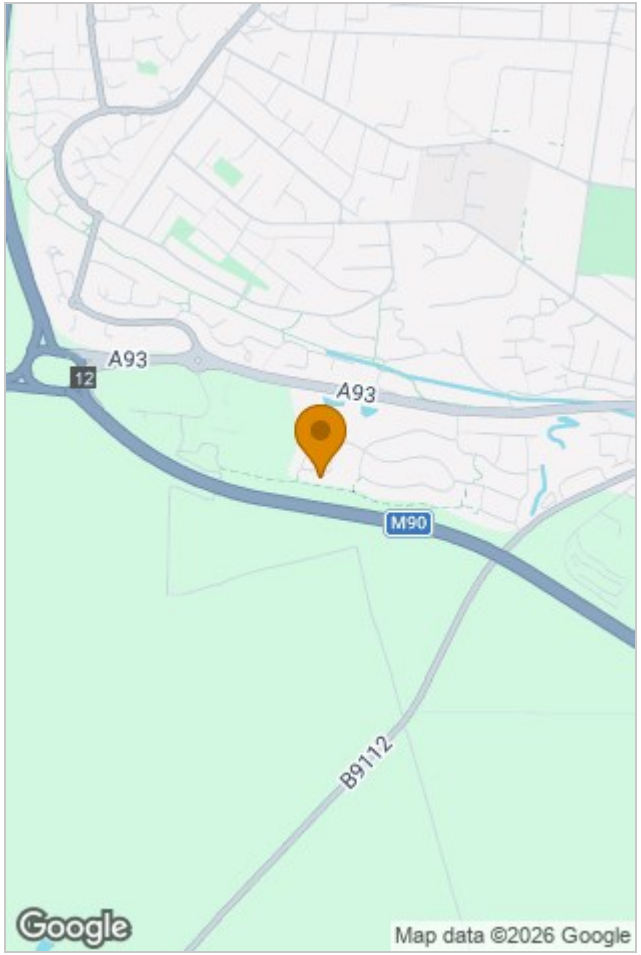


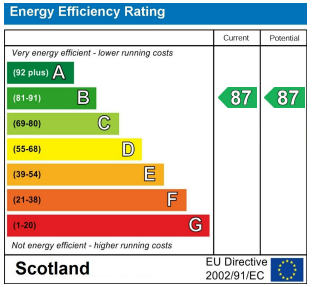


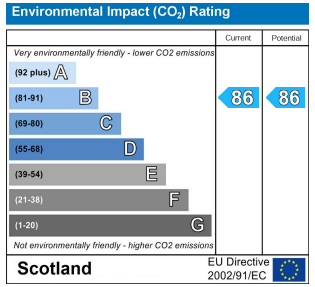
Ground floor



Floor 1







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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