



177 Bute Drive, Perth, PH1 3DF  
Offers over £165,000



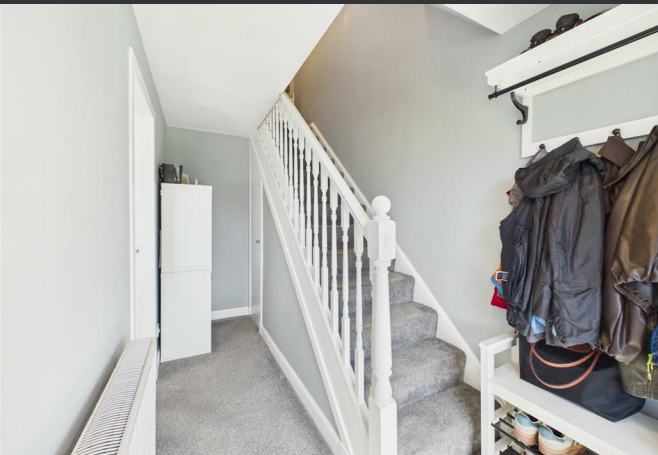
# 177 Bute Drive Perth, PH1 3DF

- Well-presented end-terrace home
- Modern fitted kitchen
- Contemporary family bathroom
- Enclosed rear garden
- Gas central heating & double glazing
- Bright and spacious living room
- Three bedrooms
- Understair office/cupboard
- Covered decked seating area
- Ideal for first-time buyers or families

177 Bute Drive is a beautifully presented end-terrace home, offering stylish interiors and well-balanced accommodation across two levels. Ideal for first-time buyers, young families, or those seeking a move-in ready property, the home has been thoughtfully updated to create a modern and comfortable living environment.

The ground floor comprises a bright and welcoming living room, enhanced by a large front-facing window that floods the space with natural light. To the rear, the contemporary kitchen provides ample storage and workspace, with direct access to the garden - perfect for everyday living and entertaining. A useful space off the hallway offers flexibility as a home office or study. Upstairs, the property features three well-proportioned bedrooms, all tastefully decorated, along with a modern family bathroom. Externally, the home benefits from a well-maintained front garden and a fully enclosed rear garden designed for low maintenance. A standout feature is the covered decked seating area, creating an inviting outdoor space for relaxing or socialising in all seasons. This is a superb opportunity to acquire a stylish and practical home in a popular Perth location.

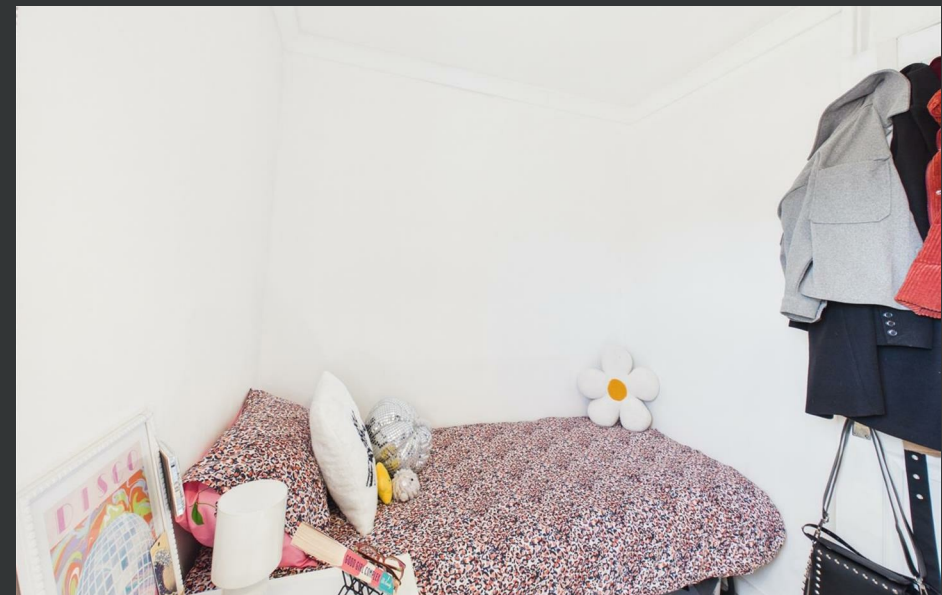
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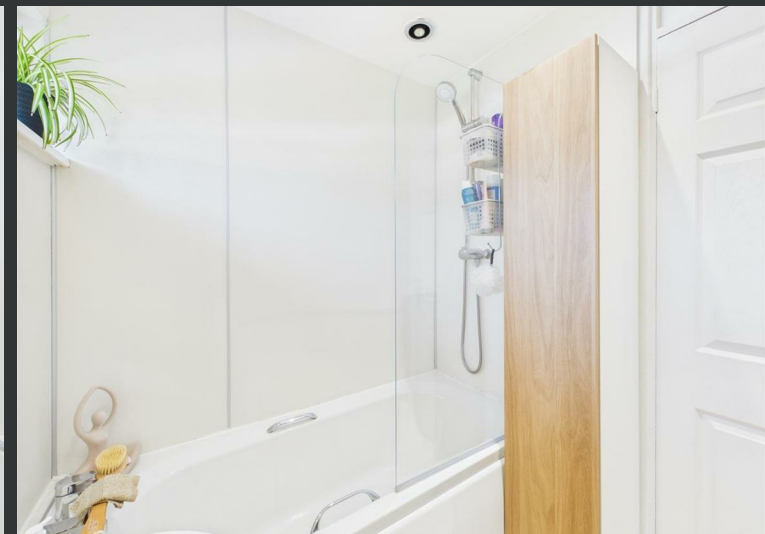




## Location

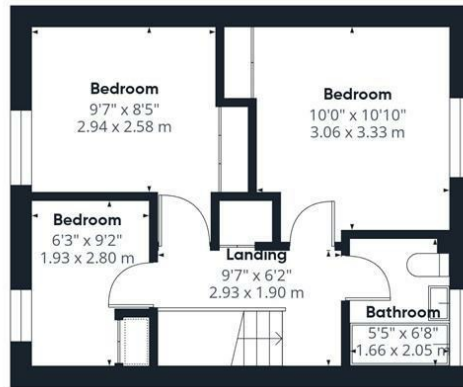
Bute Drive is located within a popular residential area of Perth, offering a peaceful setting with excellent access to local amenities. Nearby, residents will find a range of shops, supermarkets, and schooling options, making it particularly appealing for families. Perth city centre is just a short distance away, providing a wider selection of retail, dining, and leisure facilities. The area benefits from good public transport links and easy access to major road networks, including the A9, ideal for commuting to surrounding cities such as Dundee and Edinburgh. With parks and green spaces close by, the location offers a great balance of convenience and outdoor living.







Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

771 ft<sup>2</sup>  
71.5 m<sup>2</sup>

Reduced headroom

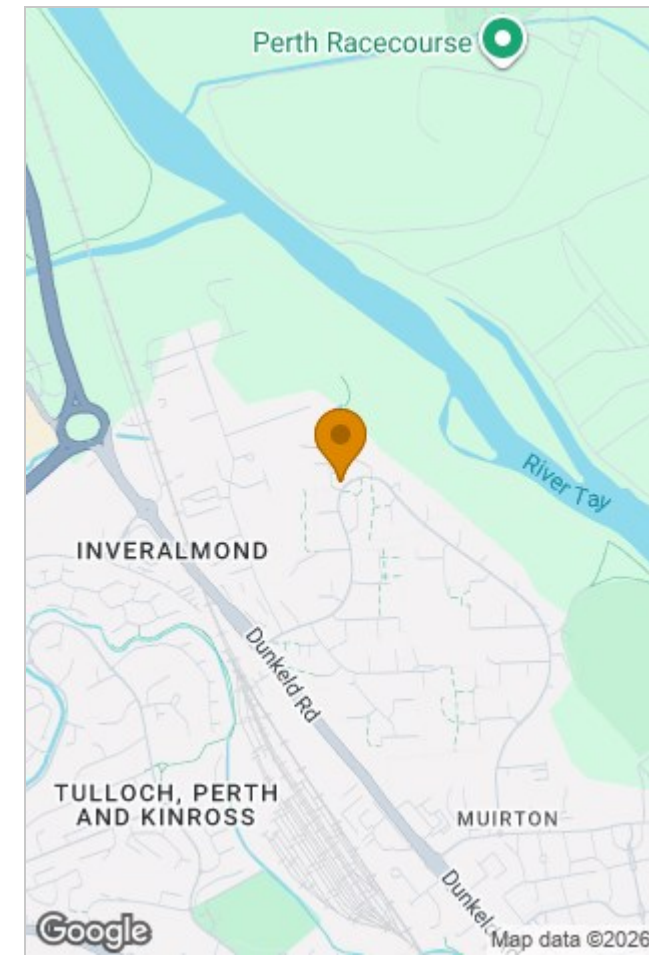
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

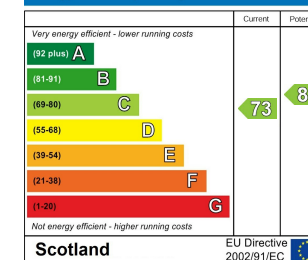
Reduced headroom  
..... Below 5 ft/1.5 m

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

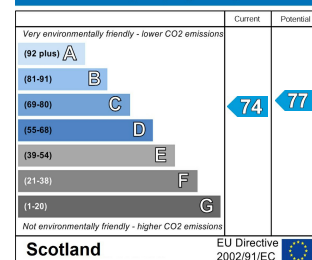
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



## 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

