



1 Bleachers Way, Perth, PH1 3NY
Offers over £330,000





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- Three-bedroom detached bungalow
- Bright living room with wood-burning stove
- Conservatory overlooking the garden
- Separate utility room
- Impressive BBQ hut
- Spacious and flexible accommodation
- Modern dining kitchen
- Family bathroom and additional shower room
- Private wraparound gardens
- Driveway and garage

This beautifully presented three-bedroom detached bungalow offers spacious and versatile accommodation, set within a peaceful and sought-after residential area of Huntingtowerfield.

The bright and welcoming living room provides a comfortable space to relax, enhanced by a stylish wood-burning stove and neutral décor. The modern dining kitchen is well-appointed with ample storage and worktop space, flowing seamlessly into a generous dining area and a charming conservatory that overlooks the garden - perfect for everyday living and entertaining. The property boasts three well-proportioned bedrooms, offering flexibility for families, guests or home working. A contemporary family bathroom, additional shower room and separate utility room add to the practicality of the home. Externally, the property enjoys a well-maintained wraparound garden with lawn and patio areas, ideal for outdoor enjoyment. A standout feature is the fantastic timber BBQ hut, perfect for entertaining or relaxing all year round. A driveway and garage provide excellent off-street parking. This superb home combines modern comfort with flexible living space, all within easy reach of Perth and excellent transport links.

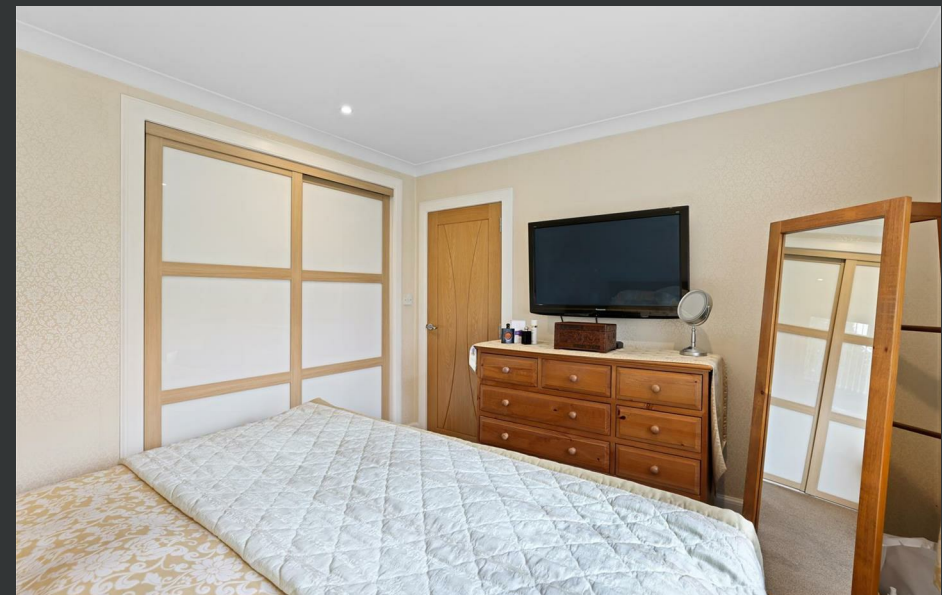
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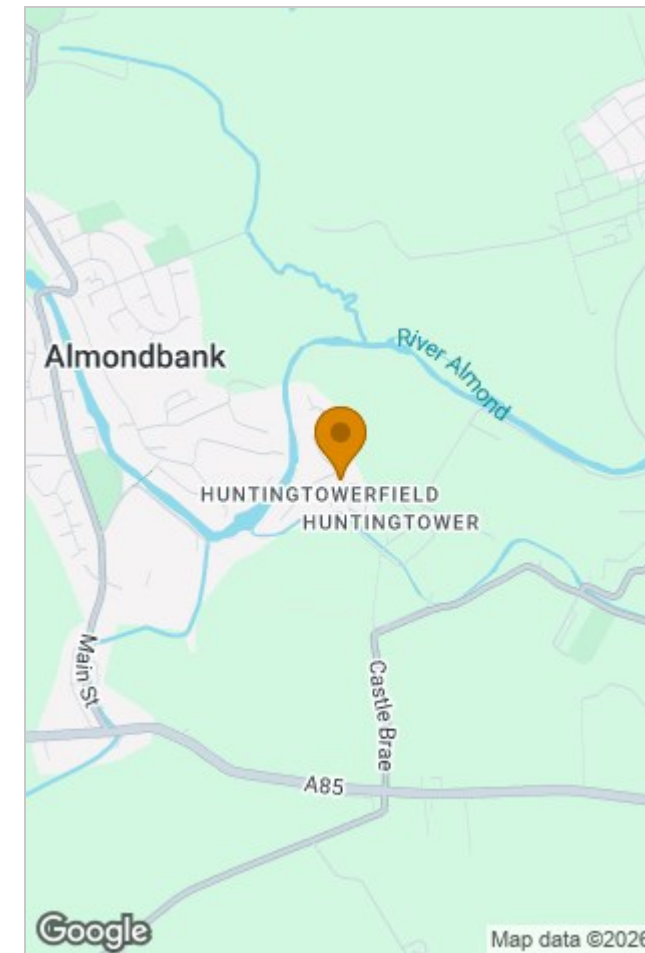
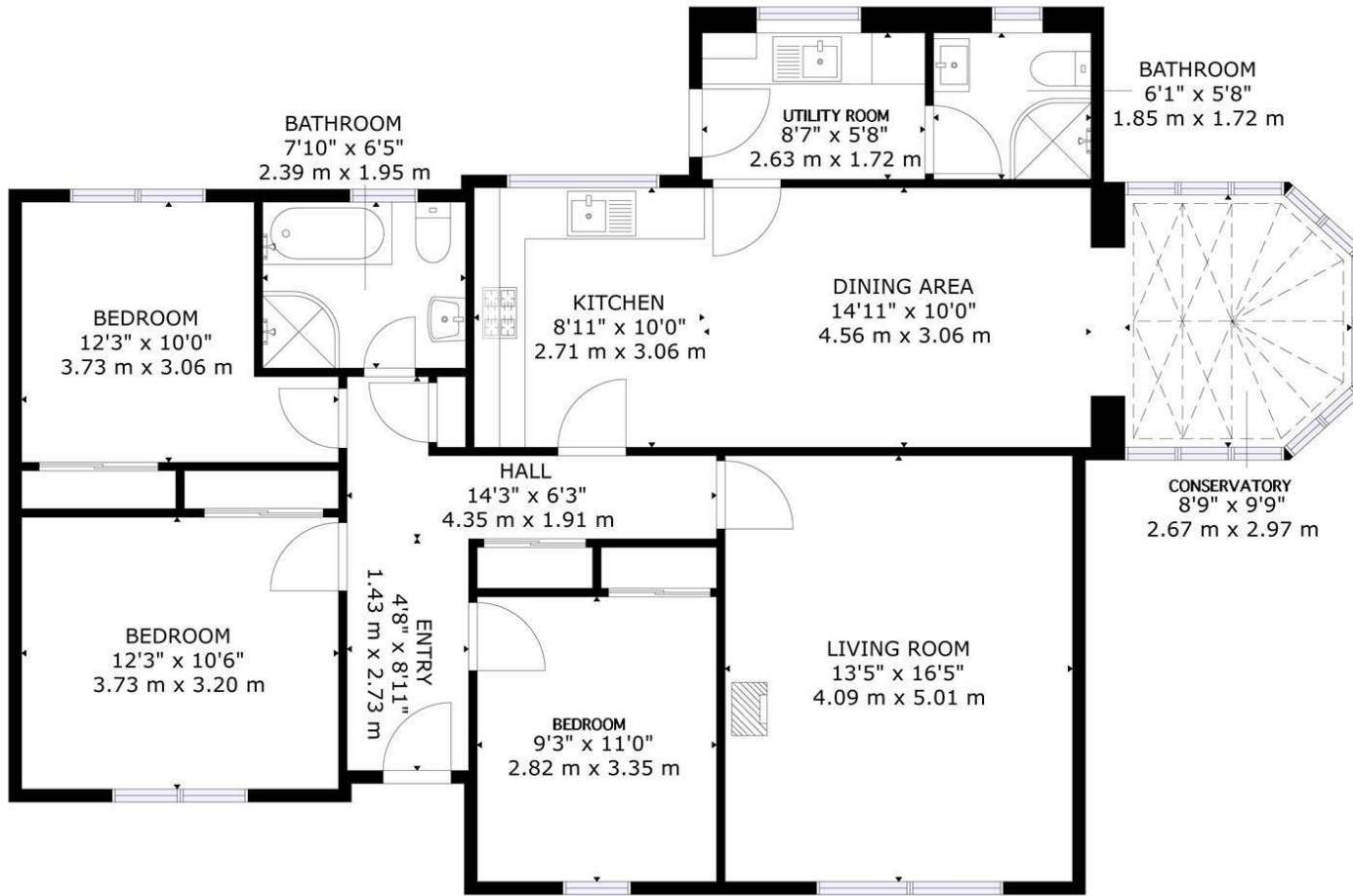


Location

Huntingtowerfield is a desirable residential area on the outskirts of Perth, offering a peaceful semi-rural setting with excellent connectivity. The location provides easy access to Perth city centre, where a wide range of shops, restaurants and leisure facilities can be found. Nearby Inveralmond Industrial Estate offers additional amenities and employment opportunities. The area is well-served by local schooling and benefits from convenient transport links, including quick access to the A9, ideal for commuting to Dundee, Stirling, Edinburgh and Glasgow. Surrounded by attractive countryside, Huntingtowerfield is perfect for those seeking a balance between quiet living and city convenience.







FLOOR 1

GROSS INTERNAL AREA
TOTAL: 1108 sq.ft, 103 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	78
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	75	76



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