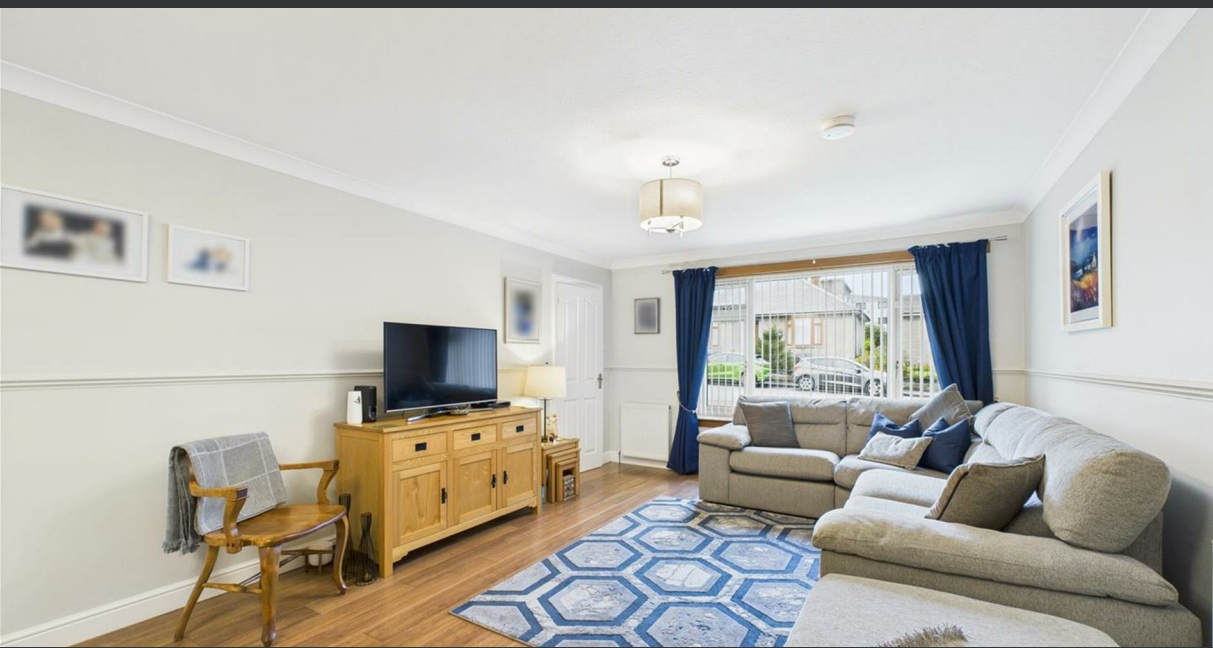




13 Goodlyburn Place, Perth, PH1 1LW  
Offers over £235,000

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# 13 Goodlyburn Place Perth, PH1 1LW

Offers over £235,000

- Extended semi-detached villa in quiet cul-de-sac
- Contemporary dining kitchen with integrated appliances
- Family bathroom with bath and separate shower
- Laundry/utility room for convenience
- Fully enclosed rear garden with patio and lawn
- Spacious lounge/dining area with modern décor
- Three double bedrooms with storage
- Gas central heating
- Driveway providing off-street parking
- Move-in ready with stylish finish throughout

13 Goodlyburn Place is a beautifully presented semi-detached villa located in a sought-after residential area of Perth. Offering bright and deceptively spacious accommodation over two floors, this home is ideal for families, professionals, or downsizers seeking comfort and convenience.

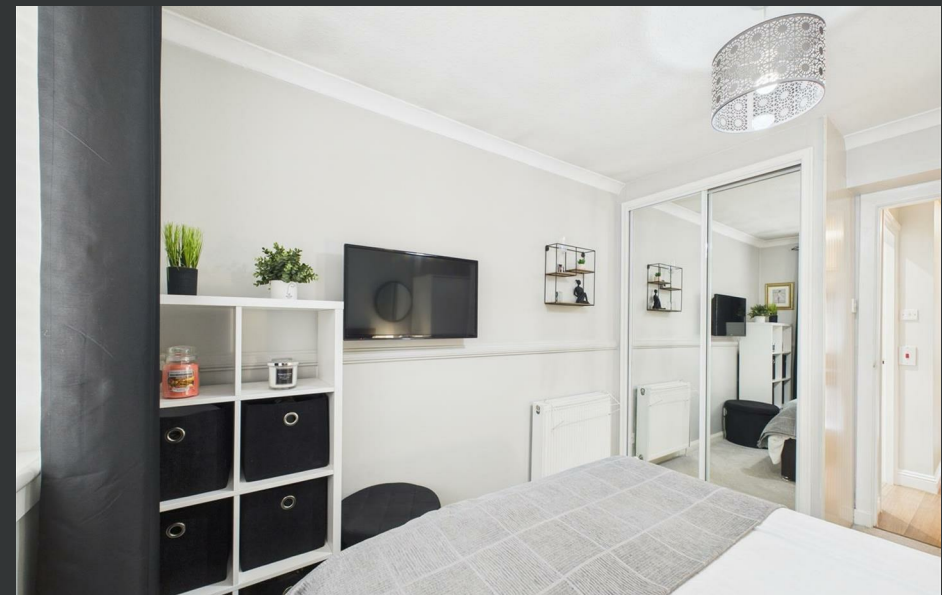
The ground floor welcomes you with a spacious lounge/dining area, finished in modern neutral décor and filled with natural light, providing an ideal setting for both relaxation and entertaining. The stylish dining kitchen is fitted with sleek white cabinetry, integrated appliances, and ample workspace. A useful laundry room, two double bedrooms and a contemporary family bathroom with bath and separate shower complete the ground floor. Upstairs, the property offers a further generously sized double bedroom with a modern en-suite shower room creating a practical layout for family living. Externally, the home benefits from a monobloc driveway providing off-street parking, a neat lawned frontage, and a fully enclosed rear garden. Designed with low maintenance in mind, the garden features a patio and lawn area, perfect for outdoor dining and relaxation. Well maintained and move-in ready, this property combines style with practicality in a desirable location.

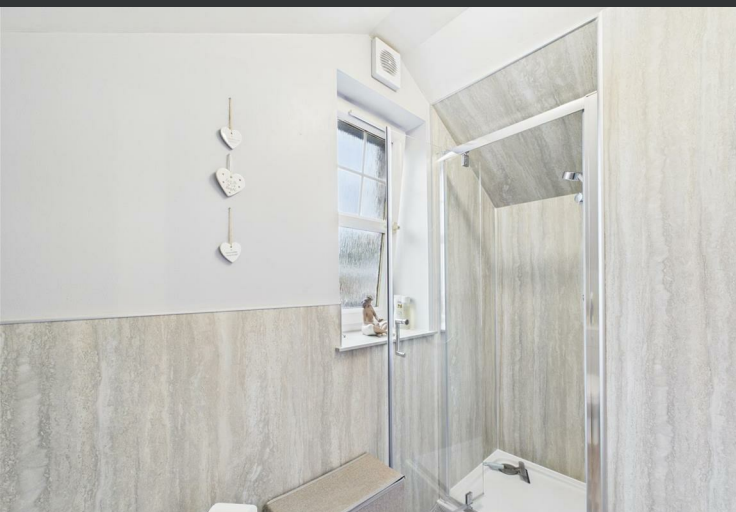
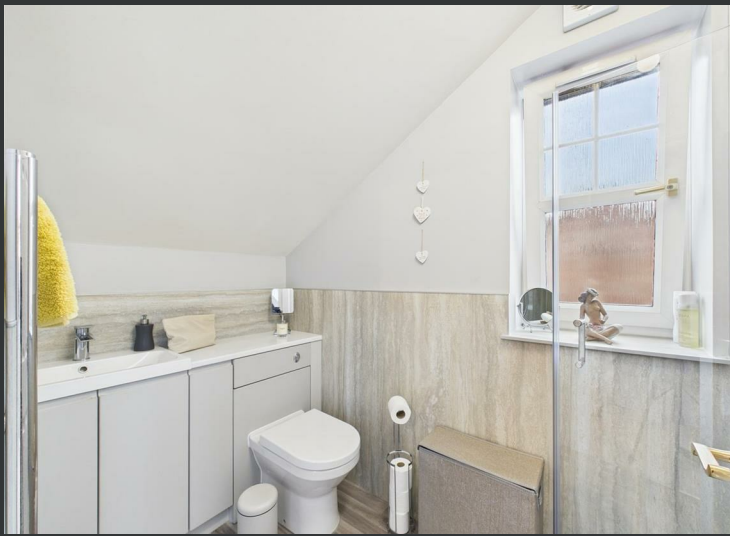


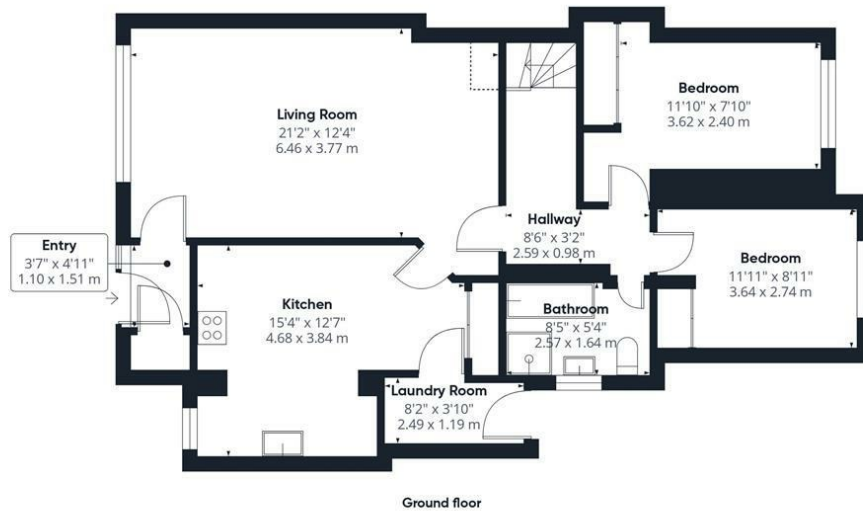


## Location

Goodlyburn Place enjoys a convenient setting within Perth, close to a wide range of local amenities. The area benefits from excellent transport links, with easy access to the city centre, railway station, and the nearby A9 and M90 for commuting to Dundee, Edinburgh, or Glasgow. Local schools, supermarkets, and leisure facilities are all within easy reach, while Perth city centre offers an array of shops, cafés, and restaurants. Surrounded by scenic countryside and riverside walks, residents can enjoy the perfect balance of urban convenience and outdoor lifestyle. This location is particularly well-suited for families and professionals seeking accessibility and community living.







Approximate total area<sup>(1)</sup>  
1048 ft<sup>2</sup>  
97.2 m<sup>2</sup>

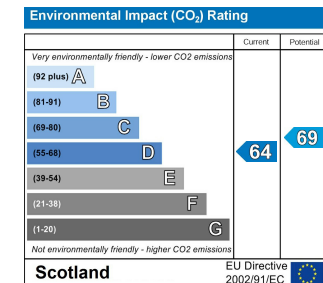
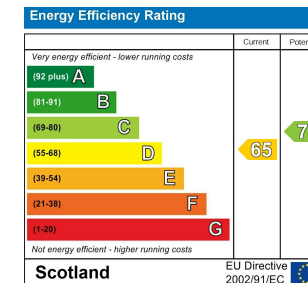
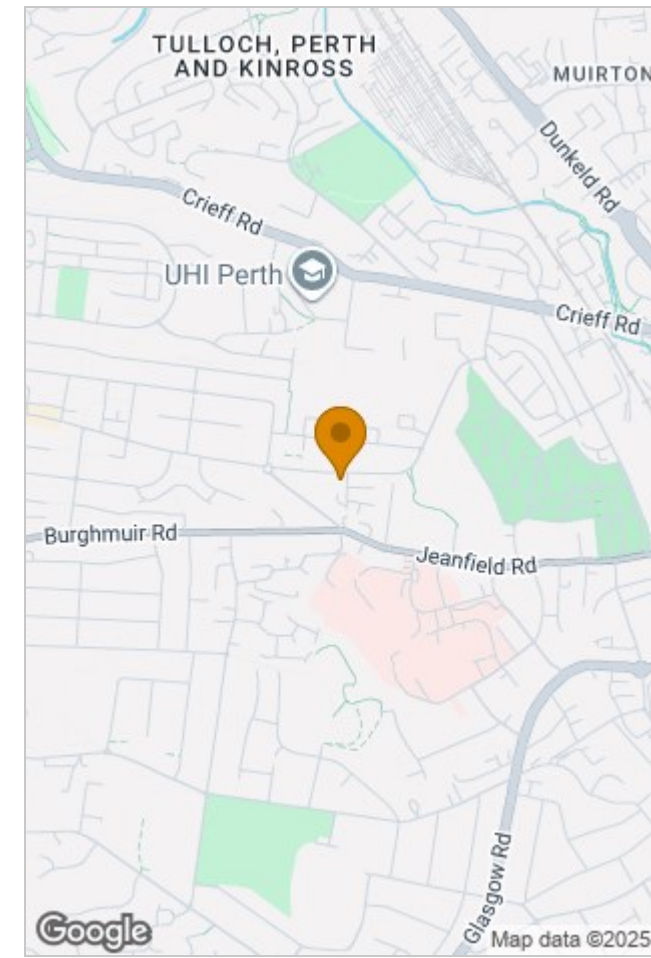
Reduced headroom  
27 ft<sup>2</sup>  
2.5 m<sup>2</sup>

(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



## 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.