



45 Mercer Street, Perth, PH1 0BE
Offers over £300,000

 4  2  1  C



- Stylish modern four-bedroom detached villa
- Contemporary dining kitchen with French doors to garden
- Family bathroom and convenient ground floor WC
- Integral garage and driveway parking
- Gas central heating and double glazing
- Spacious lounge with bay window and shutters
- Integrated appliances and sleek finishes
- Principal bedroom with en suite shower room
- Enclosed rear garden ideal for children and pets
- Sought-after location close to Perth amenities and schools

45 Mercer Street is a beautifully presented modern four-bedroom detached villa, ideally positioned within a sought-after residential development in Perth. Built to a high standard, this contemporary family home offers spacious and flexible accommodation finished in a stylish, neutral palette throughout.

The ground floor features a welcoming hallway leading to a bright and comfortable lounge, complete with a bay window and shutters that fill the room with natural light. The impressive dining kitchen is fitted with sleek units, quality integrated appliances, and generous workspace. French doors open directly onto the enclosed rear garden, perfect for family gatherings or summer entertaining. A convenient WC and integral garage complete the ground level. Upstairs, the property boasts four well-proportioned bedrooms, each with built-in storage, and two modern bathrooms - including an en suite to the principal bedroom. Externally, the private rear garden is fully enclosed and laid to lawn, providing a safe and versatile outdoor space. To the front, there is a mono-blocked driveway offering off-street parking. The property also benefits from gas central heating and double glazing throughout. This exceptional home combines contemporary comfort with practical family living, located within easy reach of local schools, amenities, and major transport links.



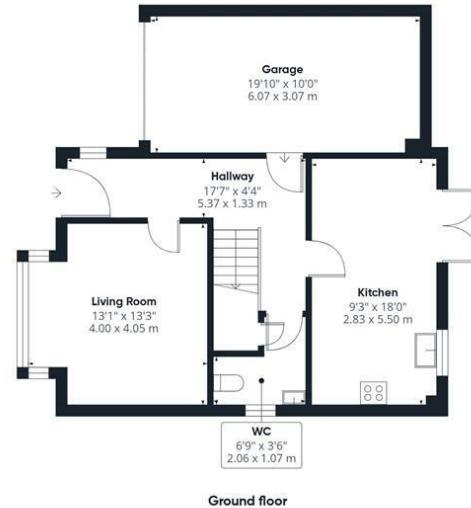


Location

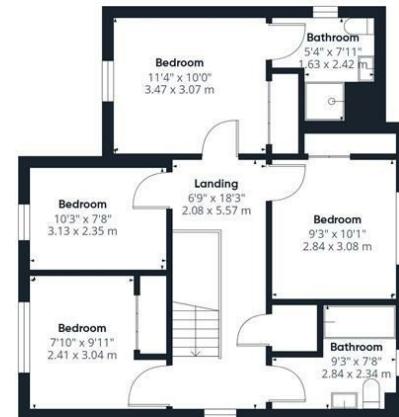
Mercer Street is situated in a popular modern development on the western edge of Perth, offering easy access to the city centre, Broxden Roundabout, and major routes to Dundee, Edinburgh, and Glasgow. Nearby, residents enjoy excellent local amenities including supermarkets, leisure facilities, and well-regarded primary and secondary schools. Perth's vibrant city centre is just a short drive away, offering an array of shops, restaurants, and cultural attractions, while scenic countryside walks and parks are easily accessible. This peaceful yet well-connected location makes 45 Mercer Street an ideal choice for families and professionals alike.







Ground floor



Floor 1



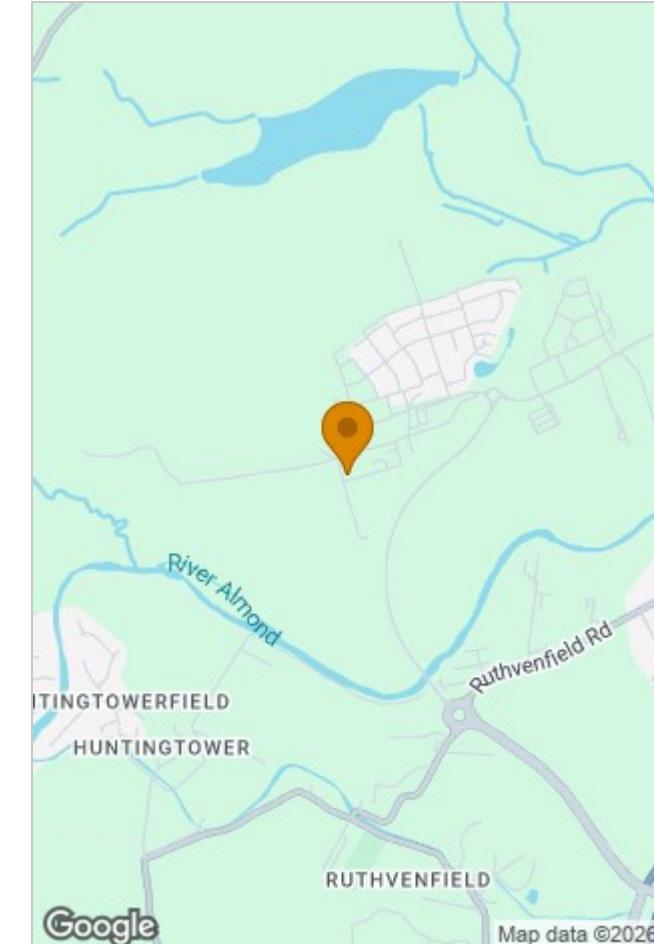
Approximate total area⁽¹⁾

1332 ft²
123.7 m²

(1) Excluding balconies and terraces

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 | | |
|---|---------|-----------|
| | 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 | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| 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 | | |

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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