



22 Invictus Lane, Bertha Park, PH1 0BG  
Offers over £357,500

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- Luxury family villa
- Generous living room
- Lovely garden room
- Presented in superb condition
- Off-street parking
- 4/5 double bedrooms
- Modern dining kitchen
- Spacious rear garden
- Excellent storage space
- Highly energy efficient

This fantastic 4/5 bedroom family villa is presented in superb condition and is located with the new Bertha Park development – close to excellent local and national transport links. Thanks to a tasteful garage conversion, the property is one of the largest within the area and also benefits from a number of upgrades from the standard-build specification. This highly energy-efficient home also features a stylish dining kitchen leading, into a lovely garden room, plentiful storage space, a very low maintenance rear garden, off-street parking, double glazing and air source heating.

On the ground floor there is an impressive entrance hallway, cloakroom/WC, spacious living room, large dining kitchen, garden room, a utility room and a sitting room which could also be used as a further double bedroom or home office. Onto the first floor there is a family bathroom, large ensuite master bedroom and three additional double bedrooms all with built-in wardrobes. To the front of the property there is an area of lawn and double-width driveway providing parking. The generous garden to the rear is very private and fence-enclosed. It features a large area of artificial lawn and slabbed patio with plenty of space for seating and garden furniture.





## Location

The new Bertha Park residential area is located towards the western side of Perth. There is a new high school recently opened, and other schooling can be found a short distance away. The property is ideally located for the commuter with the nearby A9 obtaining easy access to larger cities. The city of Perth offers a range of facilities including supermarkets, theatres, restaurants, pubs, professional offices, local shops, post office and recreational facilities.





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

1492.29 ft<sup>2</sup>

138.64 m<sup>2</sup>

#### Reduced headroom

1.97 ft<sup>2</sup>

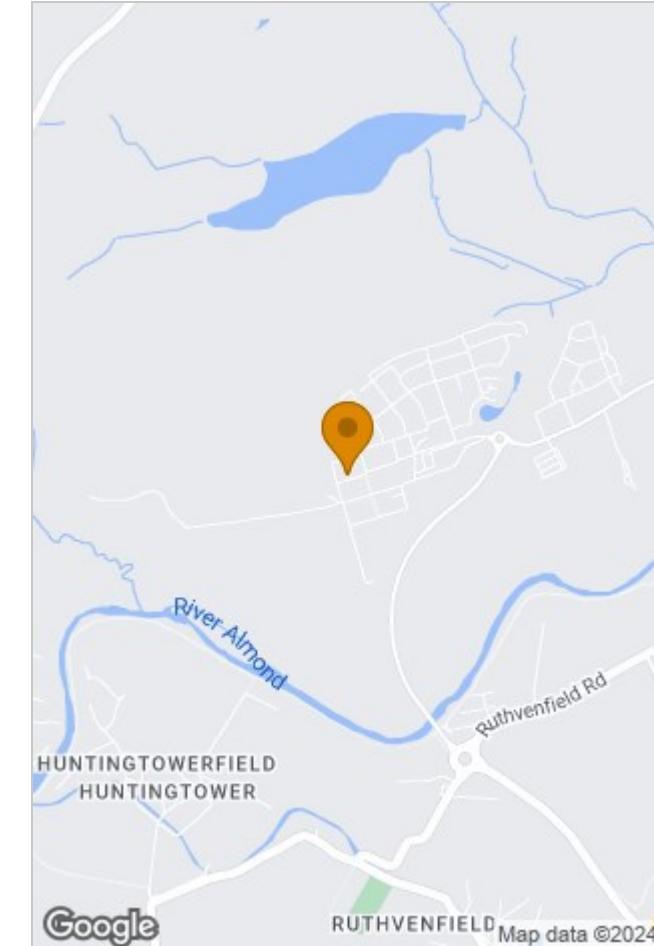
0.18 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	
(81-91) B	80	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	92	
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.