



11 Friarton Place, Perth, PH2 8DT
Offers over £157,500

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11 Friarton Place Perth, PH2 8DT

- Superb semi-detached house
- Beautiful living room
- Stylish bathroom
- Large external store/workshop
- Double glazing
- Two double bedrooms
- Modern dining kitchen
- Generous garden
- Gas central heating
- Presented in excellent condition

Nestled within a quiet cul-de-sac, this superb semi-detached home offers a perfect blend of comfort and character. With two well-proportioned double bedrooms, a lovely living room, modern dining kitchen and stylish bathroom, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. With its blend of modern conveniences and traditional charm, this eye-catching property is a rare find in today's market.

The house is presented in fantastic condition, showcasing its charm and character with a modern twist throughout. The inviting living spaces are filled with natural light, creating a warm and welcoming atmosphere. The property benefits from gas central heating and double glazing, ensuring a cosy environment all year round. One of the standout features of this home is the generous and very private rear garden which also offers some pleasant views. This outdoor space is perfect for enjoying sunny afternoons, hosting gatherings, or simply unwinding in a tranquil setting. Additionally, the large external store/workshop provides ample storage or the perfect space for hobbies and projects. Parking is available on-street within the cul-de-sac.

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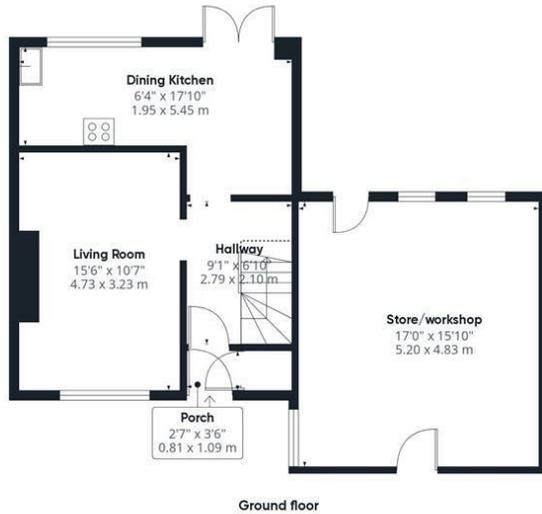


Location

The property enjoys a peaceful location within the Friarton area of Perth and offers easy access onto the M90 motorway, Bridge of Earn and into the City Centre. Also closeby there is a bus route, supermarket and primary schools as well as some pictureseque walks at Moncreiffe Hill.







Approximate total area⁽¹⁾
 999.54 ft²
 92.86 m²

Reduced headroom
 10.36 ft²
 0.96 m²

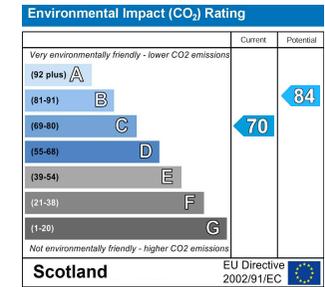
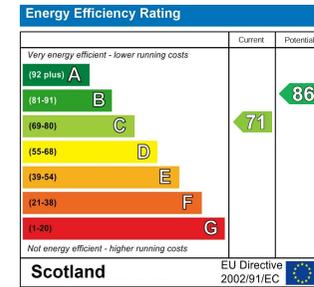
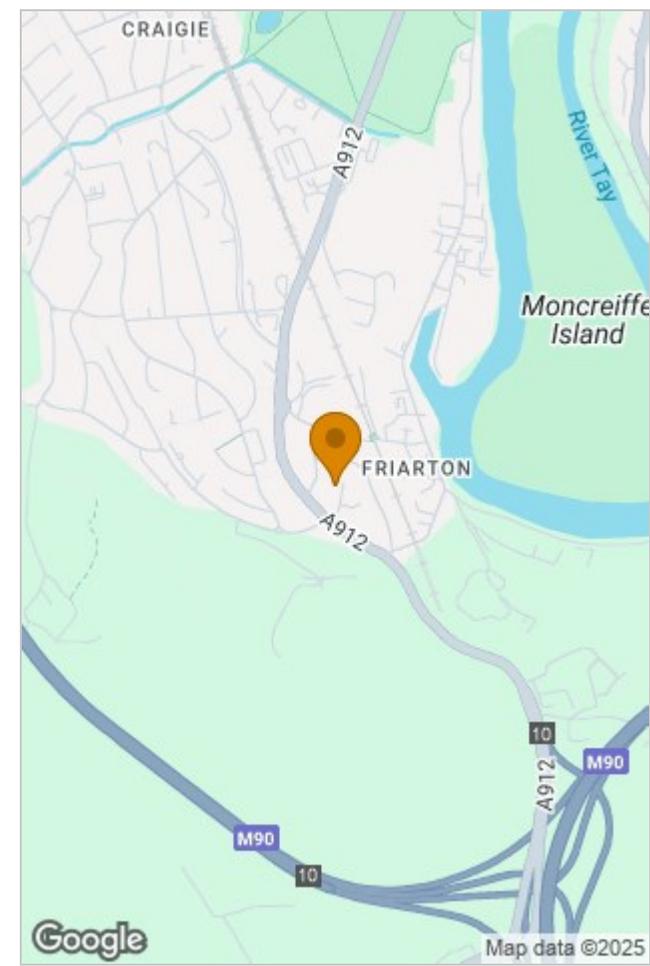
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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.

