



26 Ross Avenue, Perth, PH1 1GZ
Offers over £315,000

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26 Ross Avenue Perth, PH1 1GZ

- Three-bedroom detached home
- Bright lounge with bay window
- Rear sunroom with garden access
- Family bathroom and ground floor WC
- Garage and driveway
- Present in move-in condition
- Modern dining kitchen
- Main bedroom with en-suite
- Landscaped private rear garden
- Sought-after area

Positioned within a highly sought-after residential area of Perth, this beautifully presented three-bedroom detached home offers a superb blend of contemporary styling and functional family living. Set over two levels, the property has been tastefully upgraded and is move-in ready.

Upon entering, you're welcomed into a bright hallway that leads to a generous lounge, complete with a bay window offering lots of natural light. The heart of the home is the stylish kitchen-diner which boasts ample storage, integrated appliances, and space for family meals. From here, a rear door leads to a delightful sunroom—perfect for a home office or garden retreat. Upstairs, you'll find three well-proportioned bedrooms, each with built-in storage, along with a family bathroom and an en-suite shower room off the principal bedroom. A convenient downstairs WC adds extra practicality. Externally, the property benefits from a well-maintained rear garden, ideal for entertaining or relaxing outdoors. There is a monoblock driveway for off-street parking and a garage providing additional storage or potential for conversion. The home sits within a quiet cul-de-sac setting, just moments from local amenities, schools, and commuter links, making it perfect for families and professionals alike.

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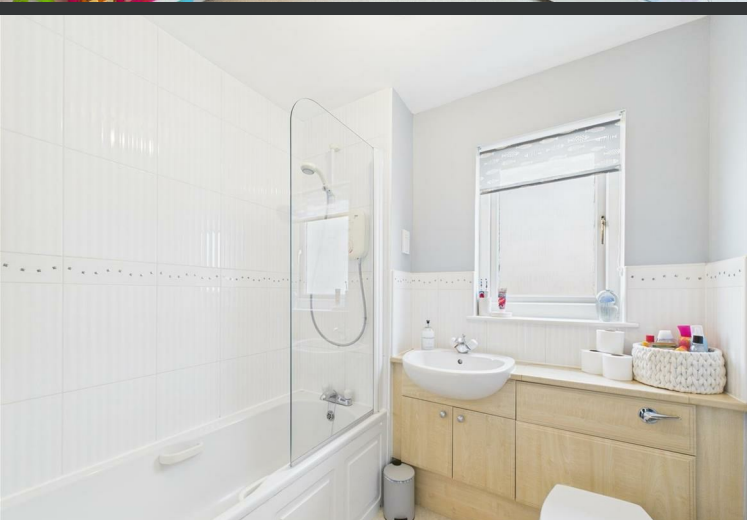


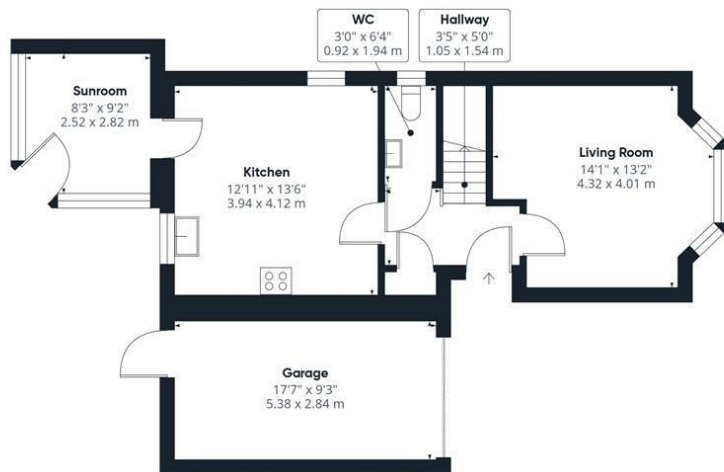


Location

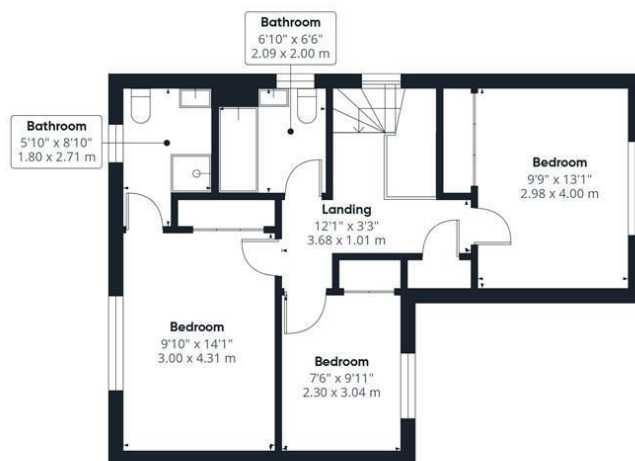
Ross Avenue is located in the desirable western edge of Perth, offering a peaceful residential environment while remaining conveniently close to the city centre. Families will appreciate proximity to reputable schools and safe play areas, while commuters benefit from easy access to the A9 and M90. The surrounding area features a mix of modern homes, green spaces, and local amenities including supermarkets, cafés, and leisure facilities. Perth city centre is just a short drive away, providing a wide selection of shops, restaurants, and cultural attractions. The area also enjoys good public transport links, making it well-connected and highly liveable.







Ground floor



Floor 1

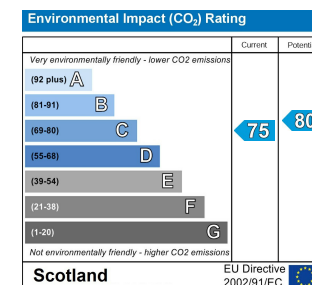
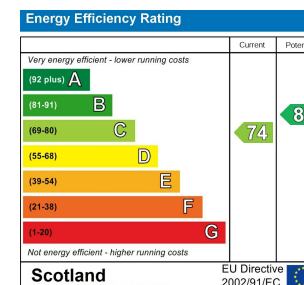
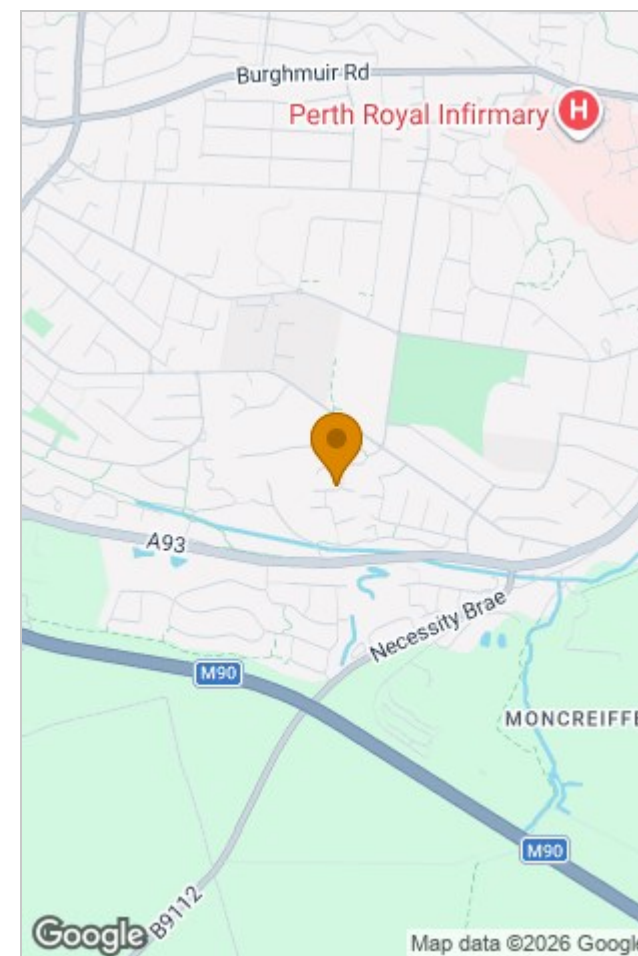


Approximate total area⁽¹⁾
1220 ft²
113.3 m²

(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.

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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.

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