



18 Invictus Lane, Perth, PH1 0BG
Offers over £250,000

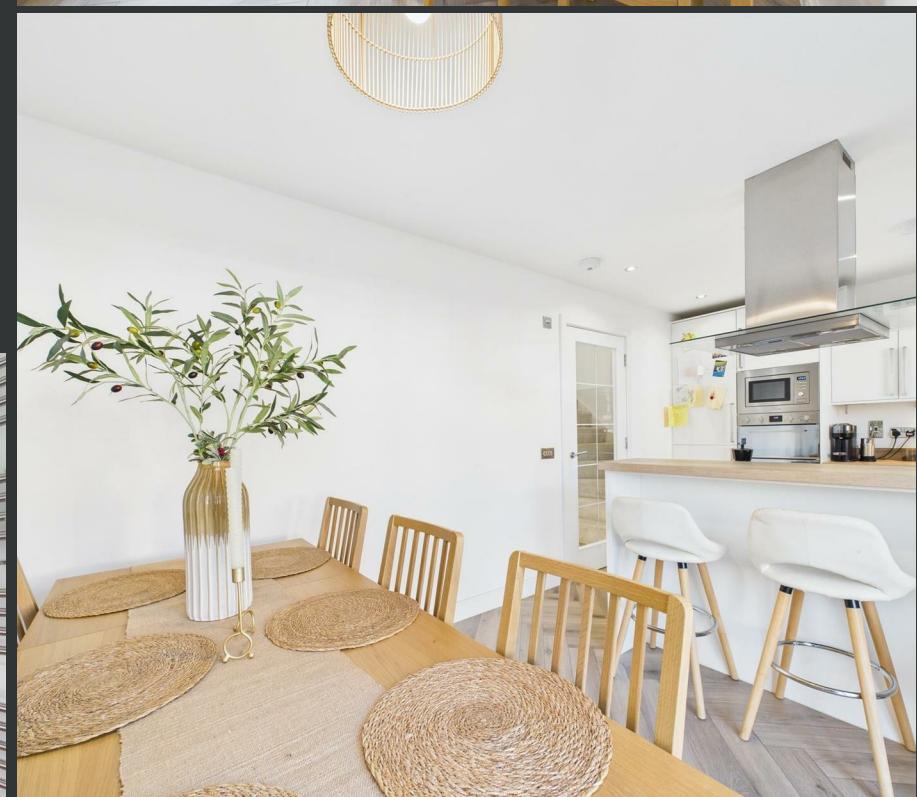
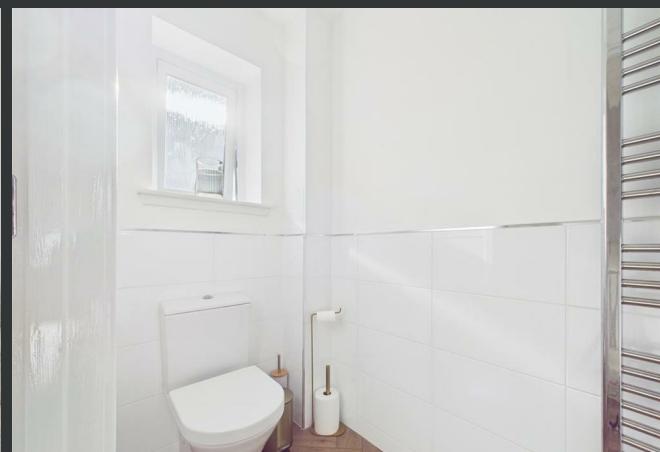
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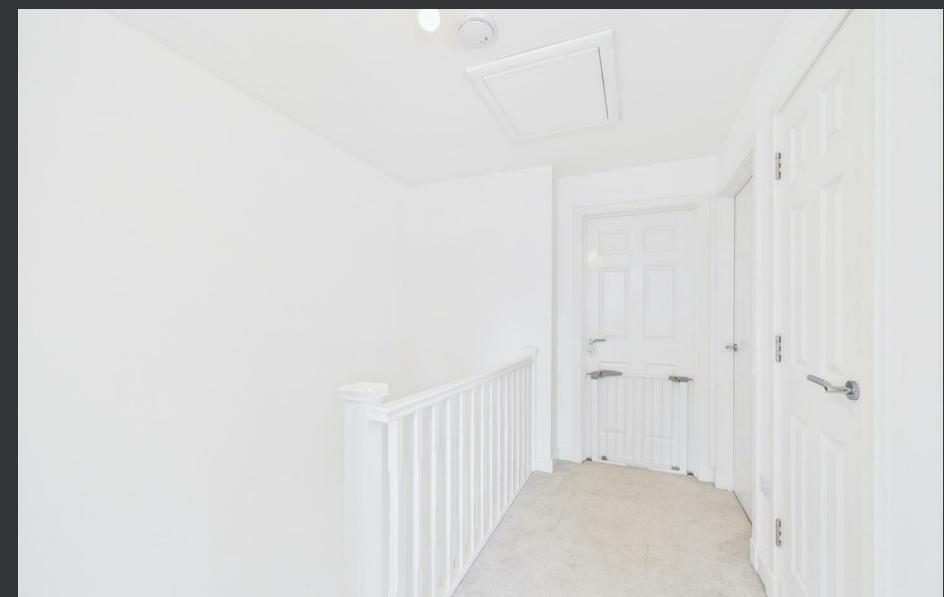


- Immaculate three-bedroom semi-detached home
- Sleek fitted kitchen with dining area
- Stylish family bathroom and ground-floor WC
- Move-in ready condition throughout
- Low-maintenance garden ideal for families
- Spacious, bright lounge with modern décor
- French doors leading to enclosed rear garden
- Private driveway providing off-street parking
- Gas central heating and double glazing
- Situated in the popular Bertha Park development

Immaculately presented and move-in ready, this three-bedroom semi-detached villa at 18 Invictus Lane offers stylish, contemporary living within the highly sought-after Bertha Park development in Perth. Perfect for modern family life, this home combines elegant design, spacious interiors, and a fantastic garden - all just minutes from excellent local amenities.

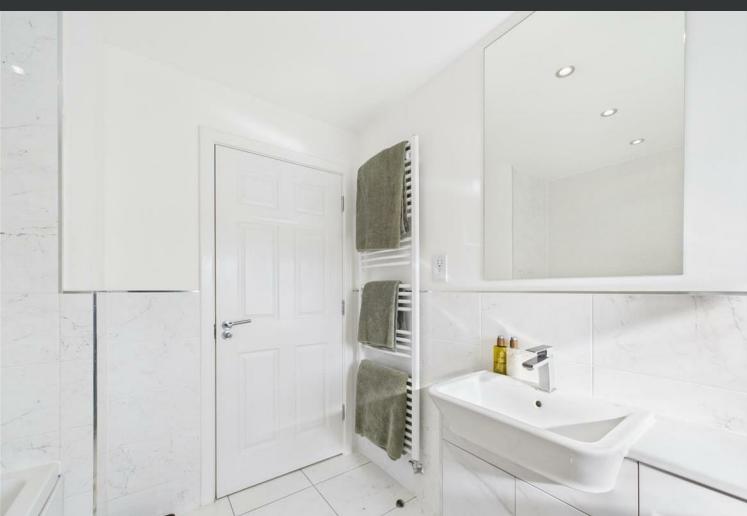
The property welcomes you into a bright hallway with a convenient ground-floor WC. The spacious lounge sits to the front of the home, beautifully decorated in soft neutral tones and filled with natural light, creating the perfect setting for relaxing or entertaining. To the rear, the stunning open-plan kitchen and dining area features sleek white units, integrated appliances, and French doors that open directly to the garden - ideal for summer dining and family gatherings. Upstairs, you'll find three well-proportioned bedrooms, including a generous main bedroom and a contemporary family bathroom finished with stylish tiling and a shower-over-bath. Outside, the fully enclosed rear garden is laid mainly to lawn with a paved seating area, offering an excellent space for both relaxation and play. A private monoblock driveway provides off-street parking to the front. With gas central heating, double glazing, and beautiful décor throughout, this property is the perfect turnkey home for first-time buyers, young families, or those seeking modern living in a thriving new community.

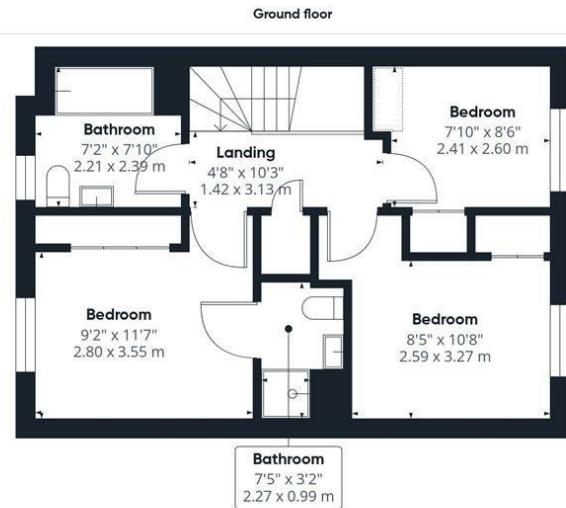
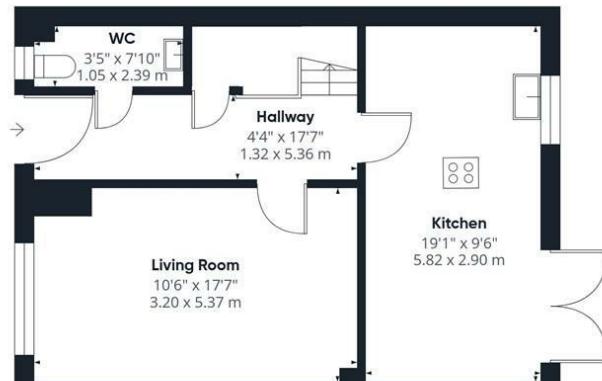




Location

Located in the modern and sought-after Bertha Park development, 18 Invictus Lane offers an exceptional lifestyle in one of Perth's most popular new communities. The area features a local primary and secondary school, convenience store, café, and scenic green spaces. Excellent road links via the A9 and M90 make commuting to Dundee, Stirling, or Edinburgh easy, while Perth city centre — just a short drive away — offers a vibrant mix of shops, restaurants, and leisure facilities. Surrounded by open countryside yet close to all amenities, Bertha Park is ideal for families and professionals alike seeking a balance of comfort and convenience.



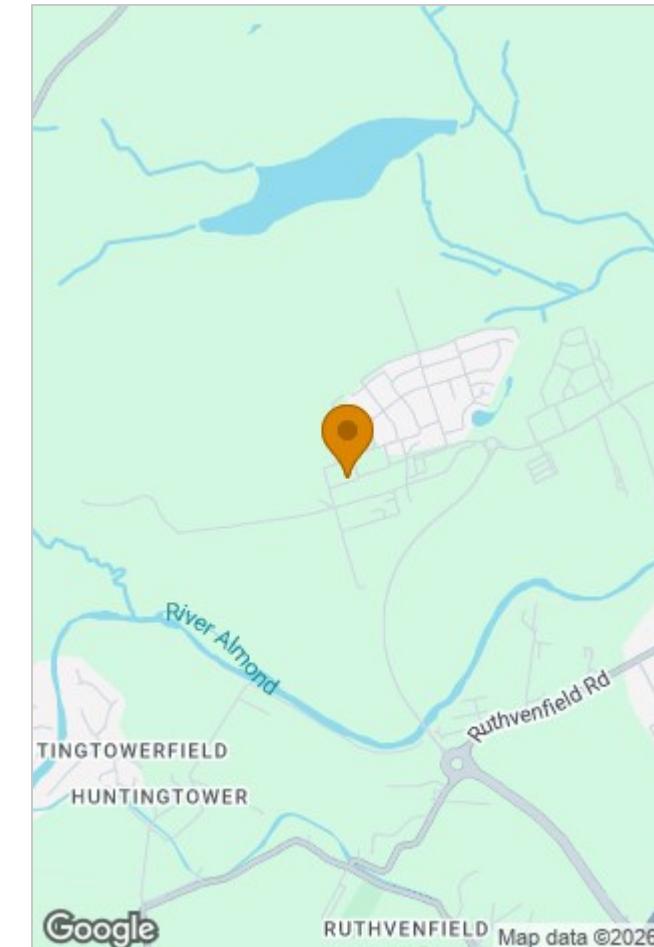


Approximate total area⁽¹⁾
962 ft²
89.4 m²

(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	82	86
(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	91	92
(69-80) C		
(55-68) D		
(39-54) E		
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(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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