



40 Feus Road, Perth, PH1 2BA
Offers over £215,000

 3  1  3  E



40 Feus Road Perth, PH1 2BA

- Three-bedroom semi-detached villa
- Bright dining room leading to a sunroom
- Contemporary shower room
- Detached garage for secure parking/storage
- Close to schools and Perth city centre
- Spacious living room with bay window and fireplace
- Modern kitchen with stylish finishes
- Enclosed rear garden with lawn and patio
- Excellent transport links and local amenities
- Perfect for families or professionals

This charming three-bedroom semi-detached villa blends traditional character with modern comfort.

The spacious living room features a stunning bay window and an elegant fireplace, offering a cosy retreat. A bright dining room leads to a sunroom, perfect for relaxation. The well-appointed kitchen boasts contemporary units and stylish tiling. Upstairs, three generously sized bedrooms provide ample space, while the modern shower room is beautifully finished. The enclosed rear garden offers a delightful mix of lawn and patio, ideal for outdoor enjoyment. With a detached garage and excellent local amenities nearby, this home is a fantastic opportunity for families or professionals seeking a stylish and well-connected residence in Perth.

Offers over £215,000



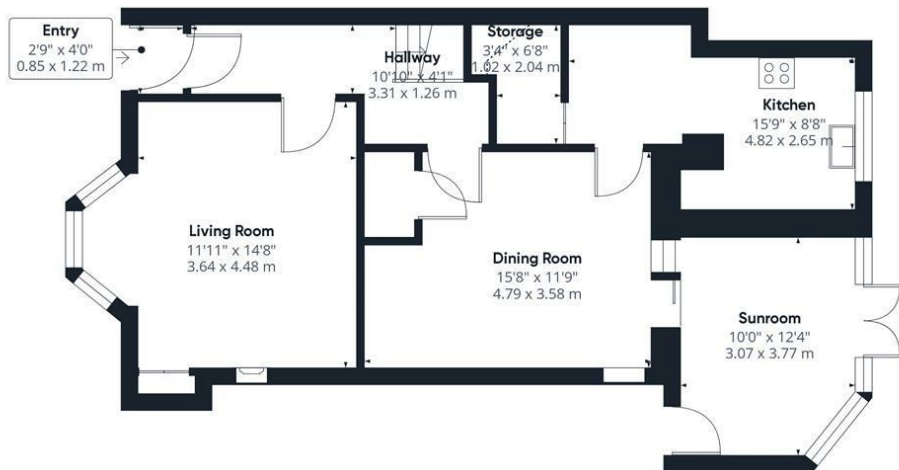


Location

Perth is a thriving city on the banks of the River Tay, known for its rich history, stunning architecture, and excellent quality of life. Often referred to as the "Gateway to the Highlands," it offers a blend of modern amenities and historic charm. The city boasts fantastic shopping, dining, and cultural attractions, including Scone Palace and the Perth Concert Hall. Outdoor enthusiasts will enjoy scenic walks along the river, nearby golf courses, and beautiful parks. With excellent transport links to Edinburgh, Glasgow, and Dundee, Perth is an ideal location for commuters and families seeking a dynamic yet peaceful lifestyle.







Ground floor



Floor 1



Approximate total area⁽¹⁾

1227.96 ft²
114.08 m²

Reduced headroom

32.67 ft²
3.04 m²

(1) Excluding balconies and terraces

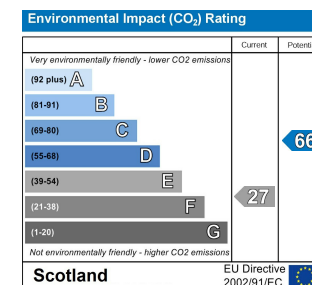
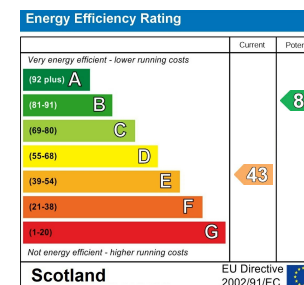
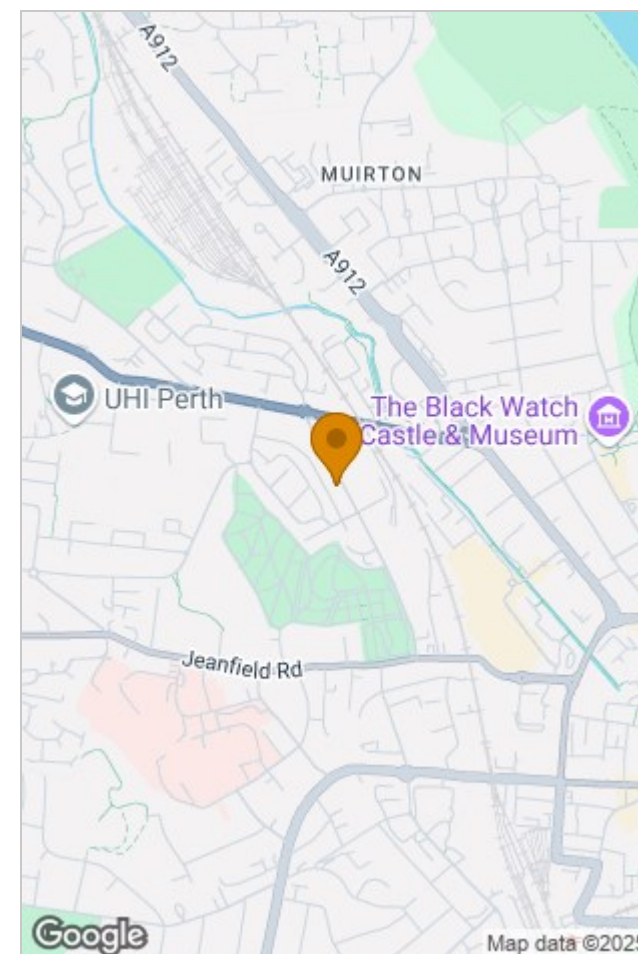
Reduced headroom

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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.