



26 Kestrel Way, Perth, PH1 5FT
Offers over £230,000

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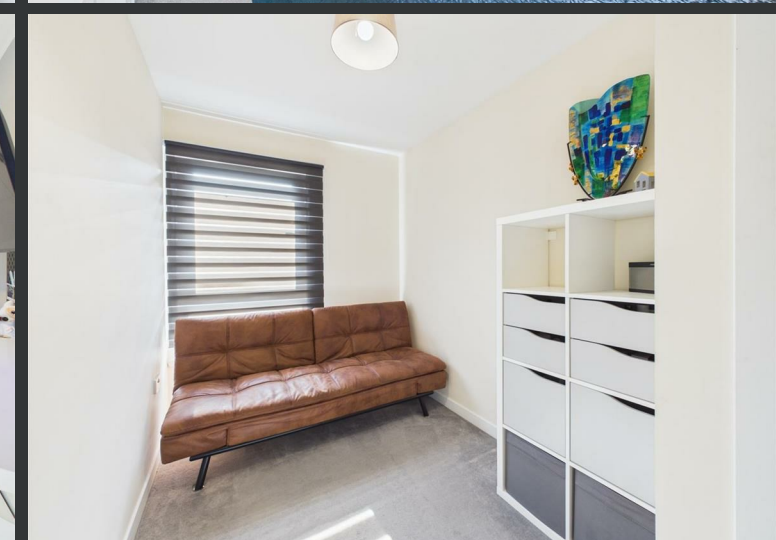
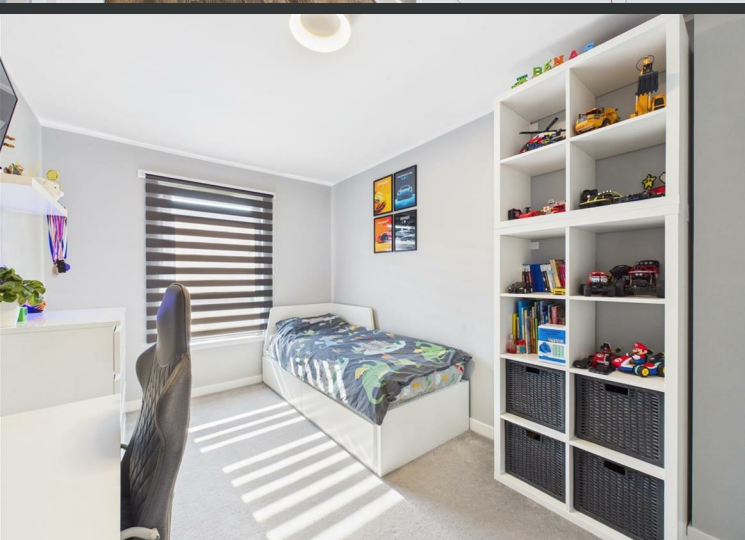
- Three generous bedrooms
- Ground floor WC
- Spacious living room
- Off-street parking for 2 cars
- Popular modern development
- Stylish dining kitchen
- Modern family bathroom
- Excellent storage space
- Stunning condition throughout
- South-facing rear garden

Presented in true move-in condition, this beautifully upgraded three-bedroom semi-detached home offers stylish, contemporary living within a sought-after modern development in Perth. Finished to an exceptional standard throughout, the property is ideal for families, professionals and first-time buyers seeking a home ready to enjoy from day one.

The welcoming entrance hall leads to a spacious and beautifully presented living room, finished in modern neutral tones and offering an ideal space to relax or entertain. To the rear, the impressive dining kitchen is fitted with sleek contemporary units, integrated appliances and ample space for family dining, with French doors opening directly onto the enclosed rear garden. A convenient WC with utility cupboard completes the ground floor. Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom, alongside a stylish family bathroom featuring a modern three-piece suite with shower over the bath. Externally, the fully enclosed rear garden has been designed for low-maintenance enjoyment, with an attractive decked seating area, lawn and garden shed providing the perfect setting for outdoor entertaining. To the front, a private monobloc driveway offers off-street parking for two cars. Combining high-quality finishes, energy-efficient modern construction and an excellent location close to local amenities and transport links, this outstanding home is certain to appeal to a wide range of buyers.

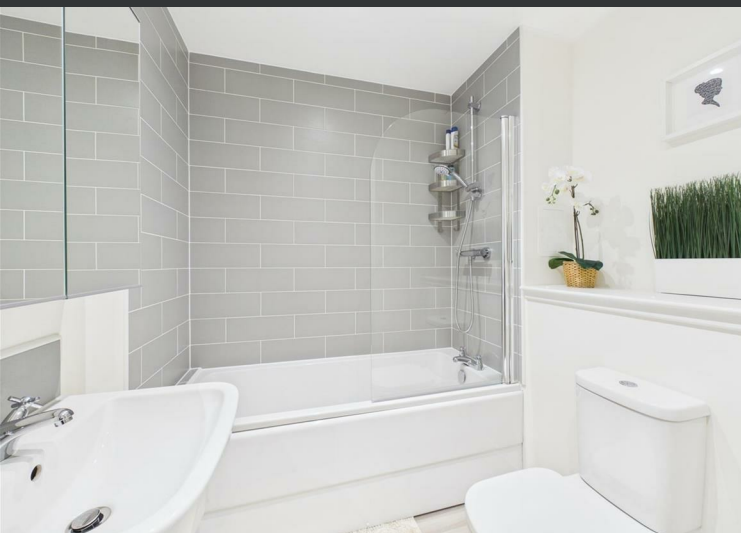
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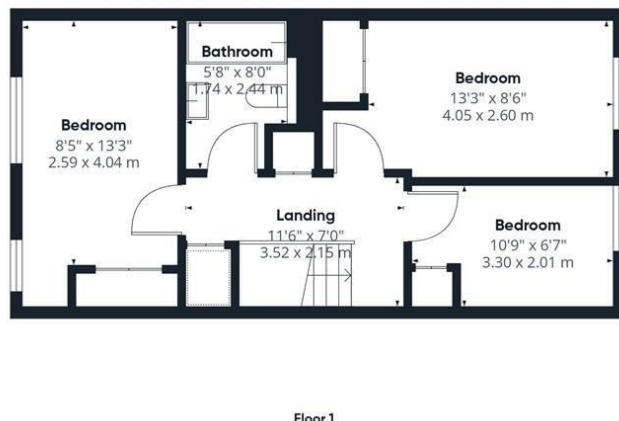




Location

Kestrel Way forms part of a popular modern residential development on the outskirts of Perth, offering an excellent balance of convenience and lifestyle. A wide range of local amenities, supermarkets, schools and leisure facilities are all within easy reach, while Perth city centre is only a short drive away. Excellent transport links, including quick access to the A9 and M90, make commuting to Dundee, Edinburgh, Glasgow and Inverness straightforward. Nearby green spaces, walking routes and play parks provide fantastic opportunities for outdoor recreation, making this an ideal location for families, professionals and anyone seeking modern living in a well-connected setting.



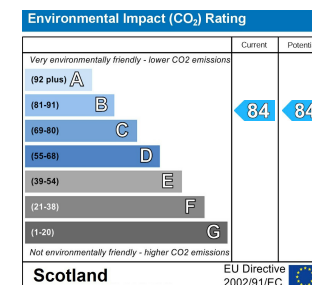
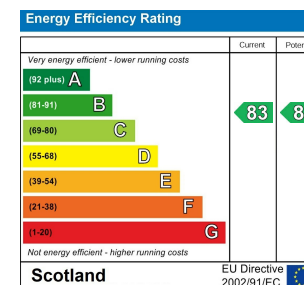
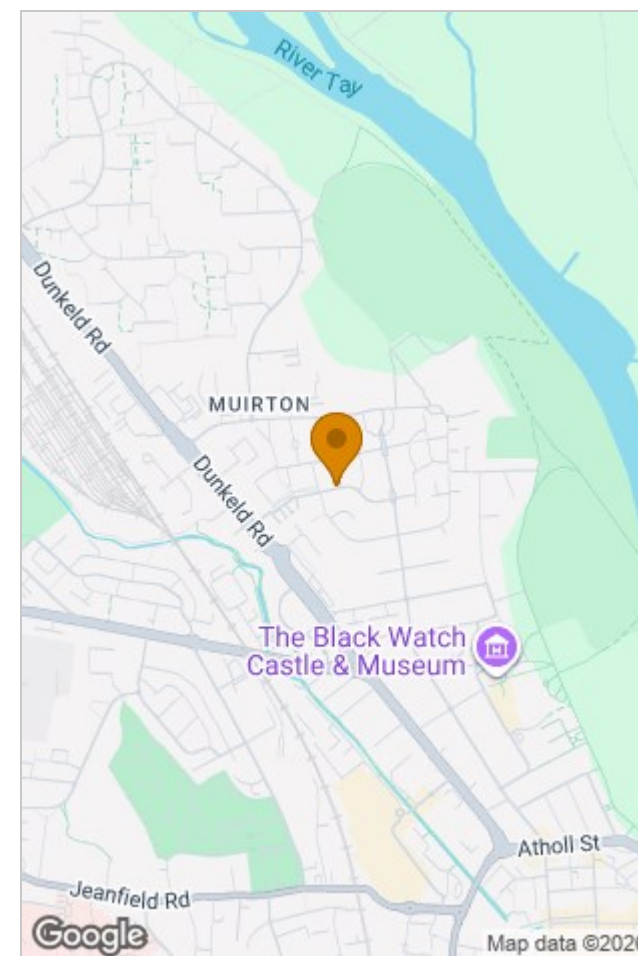


Approximate total area⁽¹⁾
907 ft²
84.2 m²

(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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