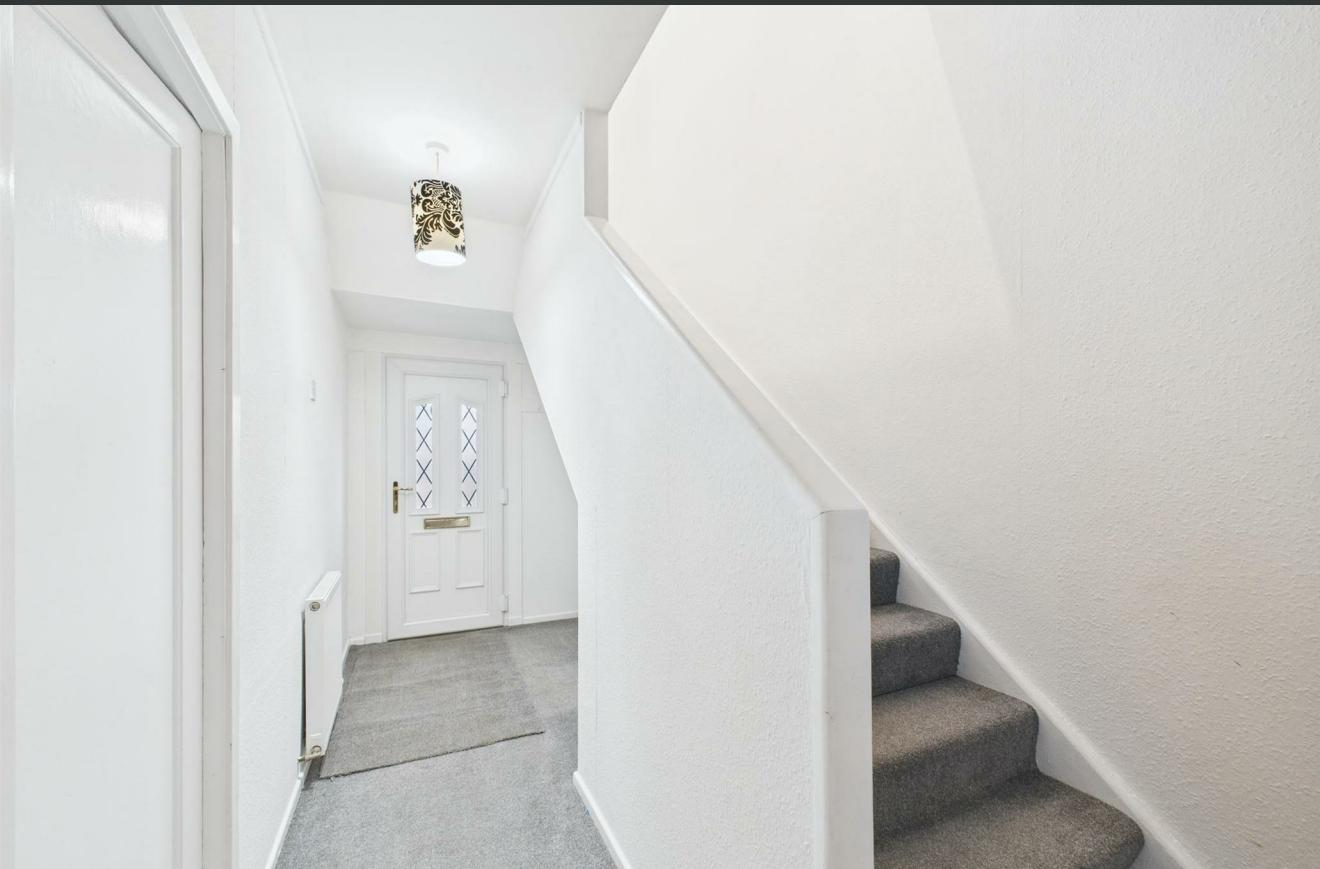




65 Brahan Terrace, Perth, PH1 2LN  
Offers over £140,000





- Mid-terrace residential property
- Bright and spacious living room
- Ground floor bathroom
- Private front & rear garden laid mainly to lawn
- Close to local amenities and schools
- Three well-proportioned bedrooms
- Good-sized kitchen with dining potential
- Flexible accommodation over two levels
- Popular and established residential area
- Excellent first-time buy or family home

65 Brahan Terrace is a well-proportioned mid-terrace family home set within a popular residential area of Perth. The property offers generous accommodation over two levels and would appeal to a range of buyers including families, first-time purchasers and investors. On the ground floor, the home opens into a welcoming hallway with stairs leading to the upper level. A bright and spacious living room provides an excellent space for relaxing or entertaining, with ample room for freestanding furniture. The kitchen is well sized and laid out to accommodate both base and wall units, with space for appliances and casual dining. A ground-floor bathroom completes the lower level.

Upstairs, the property benefits from three well-proportioned bedrooms, all offering flexibility for use as sleeping accommodation, home office or dressing room. The principal bedroom is particularly generous in size and enjoys excellent natural light. Additional storage is available from the landing area. Externally, the property enjoys a private front & rear garden, with the rear mainly laid to lawn and arranged over gentle tiers, offering an excellent outdoor space for families, gardening or further landscaping. The front of the property is set back from the street behind a grassed area, contributing to a pleasant residential setting.



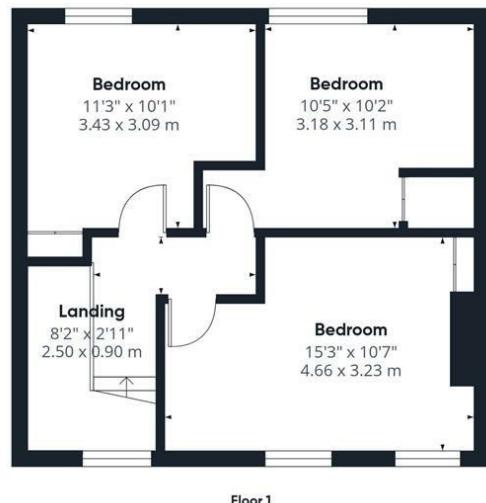


## Location

Brahan Terrace is located within a well-established residential area of Perth, offering convenient access to a wide range of local amenities. The city centre is easily reached, providing shops, supermarkets, cafés and leisure facilities. Excellent schooling is available nearby at both primary and secondary levels. Perth benefits from strong transport links, including a mainline railway station and easy access to the A9 and A90, connecting to Dundee, Inverness and beyond. The surrounding area also offers attractive riverside walks and green spaces, ideal for outdoor pursuits.







Approximate total area<sup>(1)</sup>

840 ft<sup>2</sup>  
78 m<sup>2</sup>

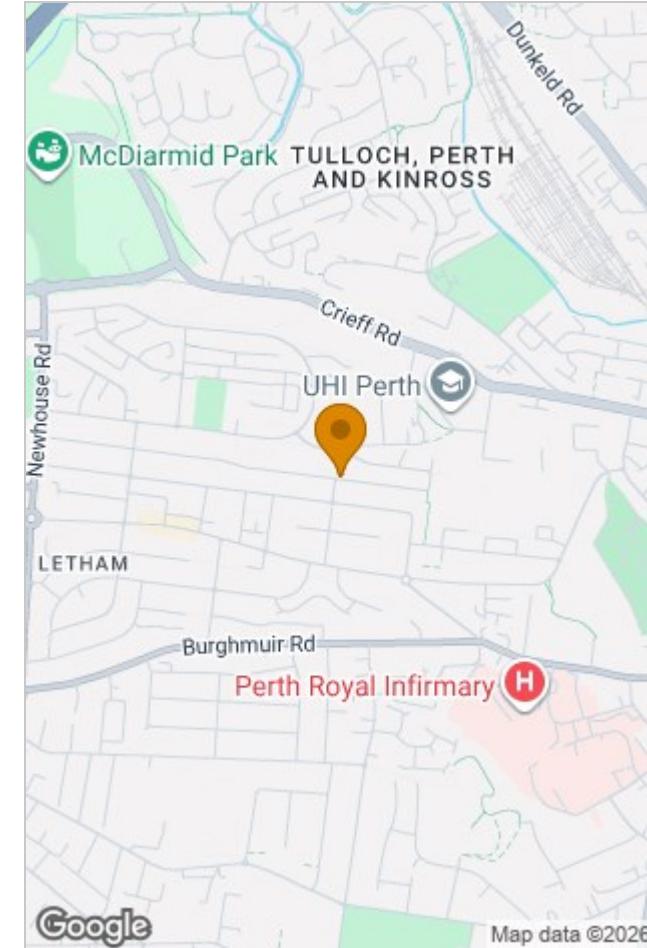
Reduced headroom  
6 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | [hello@wearepossible.co.uk](mailto:hello@wearepossible.co.uk)

[wearepossible.co.uk](http://wearepossible.co.uk)

