



1 Mercer Street, Bertha Park, Perth, PH1 0BE
Offers over £235,000

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Offers over £235,000

- Link-detached villa
- Spacious living room
- Parking for 2 cars
- WC, bathroom & en-suite
- Move-in condition
- Three bedrooms
- Modern dining kitchen
- Highly energy efficient
- Good storage space
- Easy access to travel links

Welcome to 1 Mercer Street in Bertha Park - a stylish, eye-catching property that offers a delightful living experience. This link-detached house boasts a perfect blend of modern comfort and classic elegance. Upon entering, you are greeted by a spacious living room and a modern dining kitchen that is ideal for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for the whole family to unwind and recharge.

The property features two well-appointed bathrooms and a WC, ensuring convenience and comfort for all residents. The plentiful bathroom facilities are perfect for busy mornings or unwinding after a long day. One of the standout features of this property is its highly energy-efficient design, which not only helps the environment but also saves you money on utility bills. Additionally, the house is presented in superb condition, allowing you to move in hassle-free and start enjoying your new home right away. Parking is always a breeze with space for two vehicles, providing convenience for you and your guests. Furthermore, the property offers ample storage space, making it easy to keep your home organised and clutter-free.



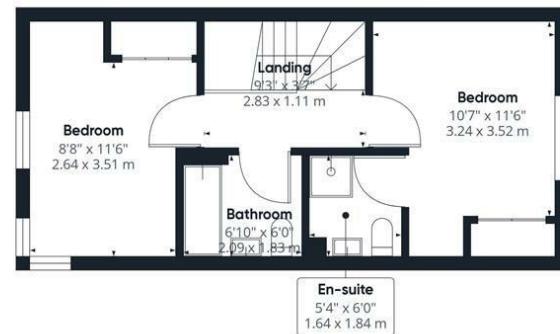
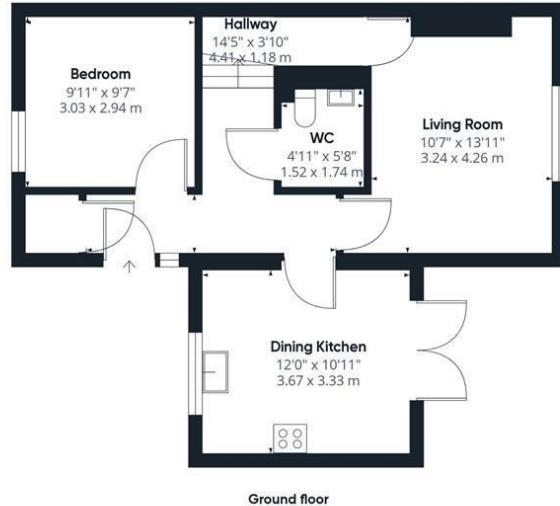


Location

The new Bertha Park residential area is located towards the western side of Perth. There is a new high school recently opened, and other schooling can be found a short distance away. The property is ideally located for the commuter with the nearby A9 obtaining easy access to larger cities. The city of Perth offers a range of facilities including supermarkets, theatres, restaurants, pubs, professional offices, local shops, post office and recreational facilities.







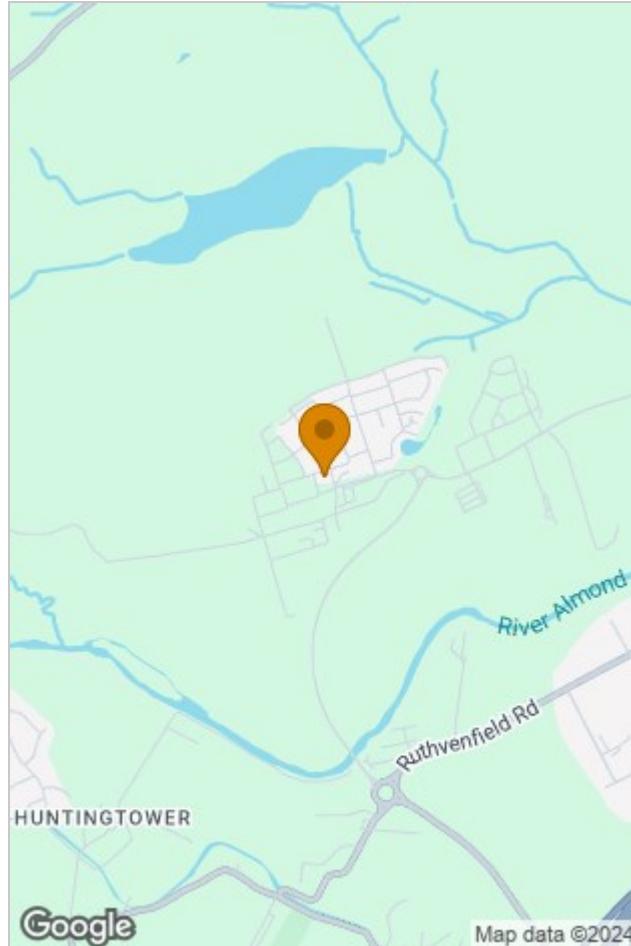
Approximate total area⁽¹⁾
915.9 ft²
85.09 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
Scotland		

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.