



41 Needless Road, Perth, PH2 0LE  
Offers over £270,000

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# 41 Needless Road Perth, PH2 0LE

- Traditional semi-detached villa
- Bright bay-windowed living room
- Breakfasting kitchen
- Gas central heating
- Garden room/summerhouse
- Three well-proportioned bedrooms
- Additional dining/sitting room
- Family bathroom
- Very private rear garden
- Popular residential location

Situated within a sought-after residential area of Perth, this charming semi-detached villa offers spacious and characterful accommodation across two levels, making it an ideal family home. Combining traditional features with comfortable living space, the property enjoys a welcoming atmosphere both inside and out.

The ground floor comprises an impressive bay-windowed living room filled with natural light, showcasing attractive period detailing and a feature fireplace that creates a warm focal point. A second reception room offers flexibility as a dining room or sitting room, while the generously sized kitchen provides excellent storage, workspace, and room for informal dining, with direct access to the garden. Upstairs, the property features three well-proportioned bedrooms, each offering comfortable accommodation and pleasant outlooks. A family bathroom completes the upper floor. Externally, the home benefits from a low maintenance front garden and a beautifully maintained rear garden, ideal for outdoor relaxation and entertaining. A charming garden room/summerhouse further enhances the outdoor space, providing a versatile retreat for hobbies, working from home, or social gatherings. Retaining much of its traditional appeal while offering excellent family living space, this delightful home presents a superb opportunity within a popular and established Perth location.

Offers over £270,000



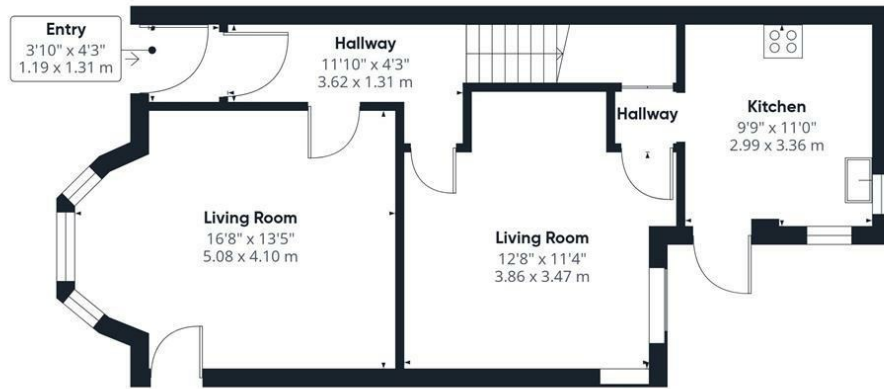


## Location

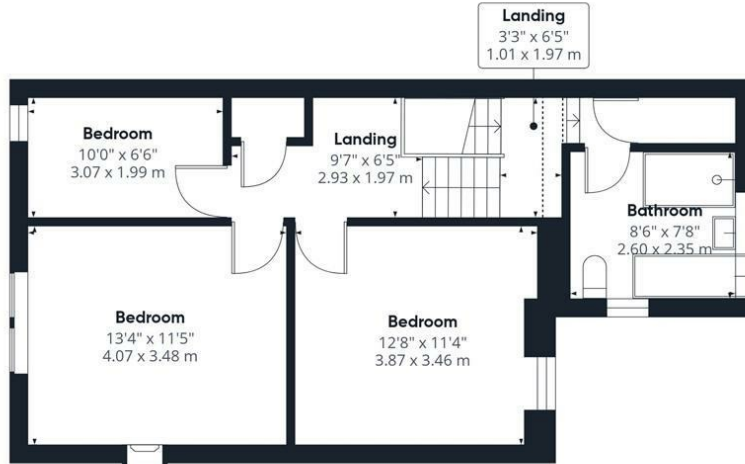
Needless Road is a well-established residential area located on the southern side of Perth, popular with families and professionals due to its convenient setting and attractive surroundings. The area offers excellent access to local amenities, including nearby shops, supermarkets, cafés, and leisure facilities. Well-regarded schooling options are available within easy reach, while Perth city centre is only a short distance away, providing a wider range of retail, dining, and cultural attractions. The location also benefits from strong transport connections, with easy access to the A9 and surrounding road networks, making commuting to Dundee, Edinburgh, Stirling, and beyond both practical and convenient.







Ground floor



Floor 1



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

1158 ft<sup>2</sup>  
107.5 m<sup>2</sup>

Reduced headroom

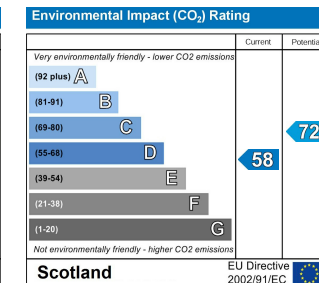
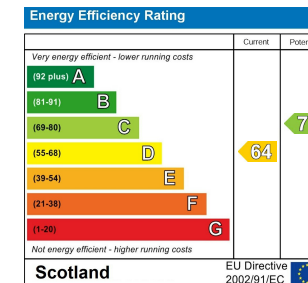
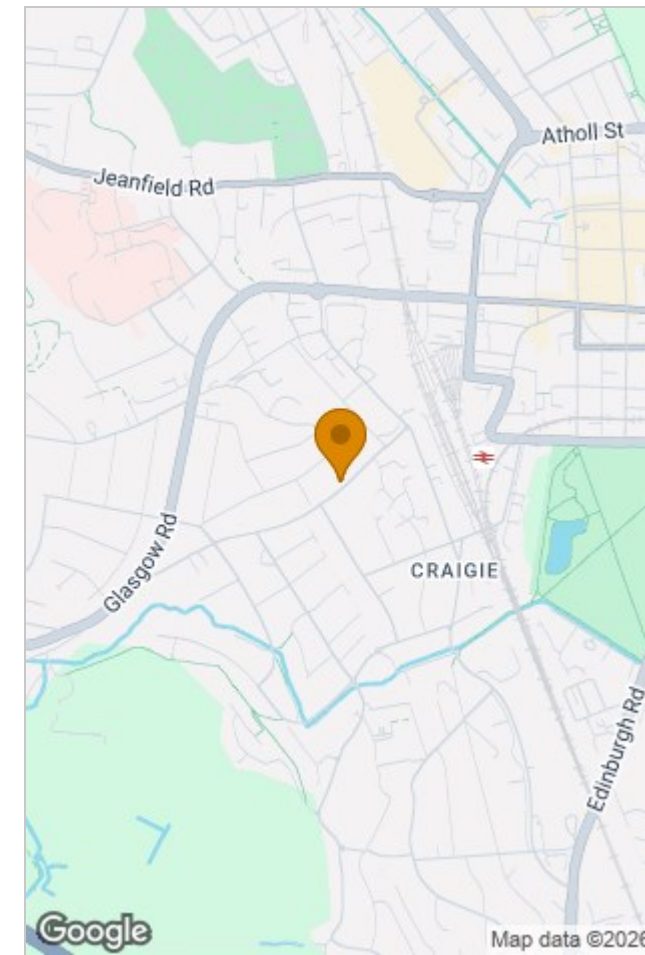
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(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.

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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.

