



15 Brahan Terrace, Perth, PH1 2LP  
Offers over £100,000







## 15 Brahan Terrace Perth, PH1 2LP

- Two spacious double bedrooms
- Dining kitchen with ample storage
- Gas central heating
- Garage located to rear
- Generous cupboard storage
- Bright and airy lounge with fireplace
- Stylish wet room bathroom with shower
- Generous back and front gardens
- Double glazing
- Quiet residential location

Welcome to 15 Brahan Terrace - a spacious, well-maintained ground floor flat located in a popular residential area of Perth. Set within a block of similar properties, this lovely home offers fantastic space inside and out, perfect for first-time buyers, downsizers, or savvy investors.

Internally, the property comprises two generous double bedrooms, a bright and spacious lounge with a feature fireplace, a large fitted kitchen with ample storage and worktop space, and a wet room bathroom with accessible features. The property benefits from neutral décor and quality finishes throughout, offering a move-in-ready condition. Externally, you'll find private garden grounds to the front and rear with a beautifully kept lawn, greenhouse, and decking area, perfect for relaxing or entertaining. It also has a detached timber garage to the rear, accessed off Appin Terrace. The property also benefits from double glazing and gas central heating. This home is a rare opportunity to secure a solid and stylish home in a quiet yet well-connected part of the city. A true gem with bags of potential!

Offers over £100,000

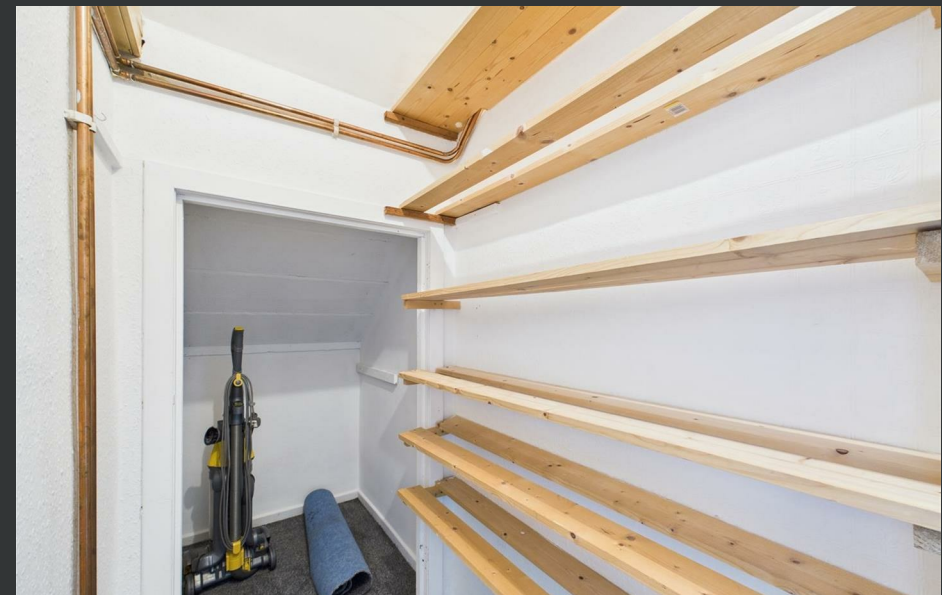






## Location

Brahan Terrace is situated in the Letham area of Perth, one of the city's most established and popular residential neighbourhoods. Offering a peaceful setting with tree-lined streets and well-tended gardens, it's a favourite for families and retirees alike. Local amenities including shops, schools, parks, and public transport are all within walking distance. Perth city centre is just a short drive or bus ride away, offering a range of retail, leisure, and dining options. With excellent access to the A9 and other commuter routes, this is a location that combines convenience with comfort – ideal for anyone seeking balance between town and tranquility.











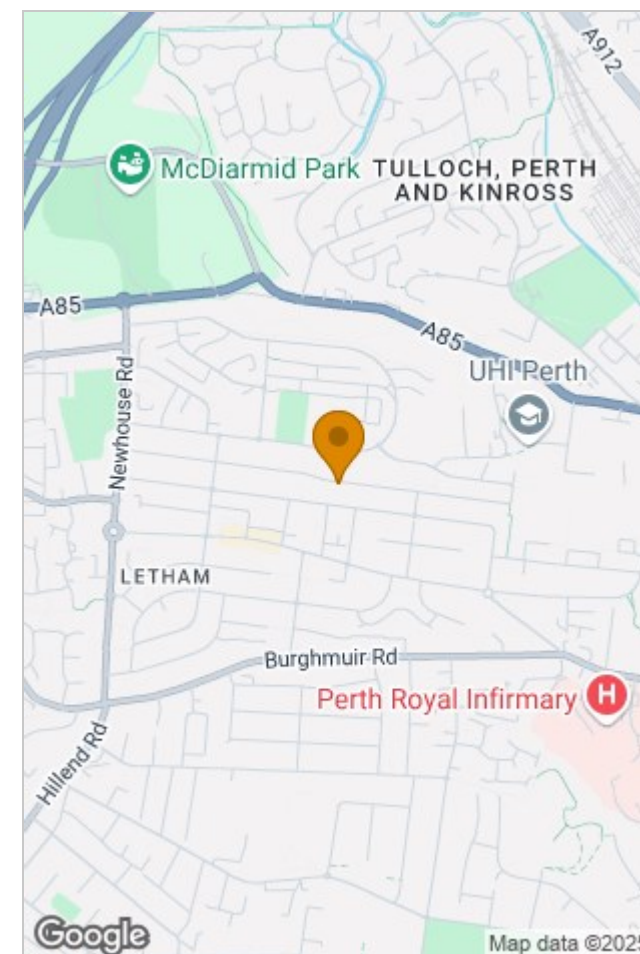
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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**Energy Efficiency Rating**

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 2002/01/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

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		

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Please contact our Perth Office on 01738 260 035  
if you wish to arrange a viewing appointment for this property or require further information.

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