



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





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- 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 Braham 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.

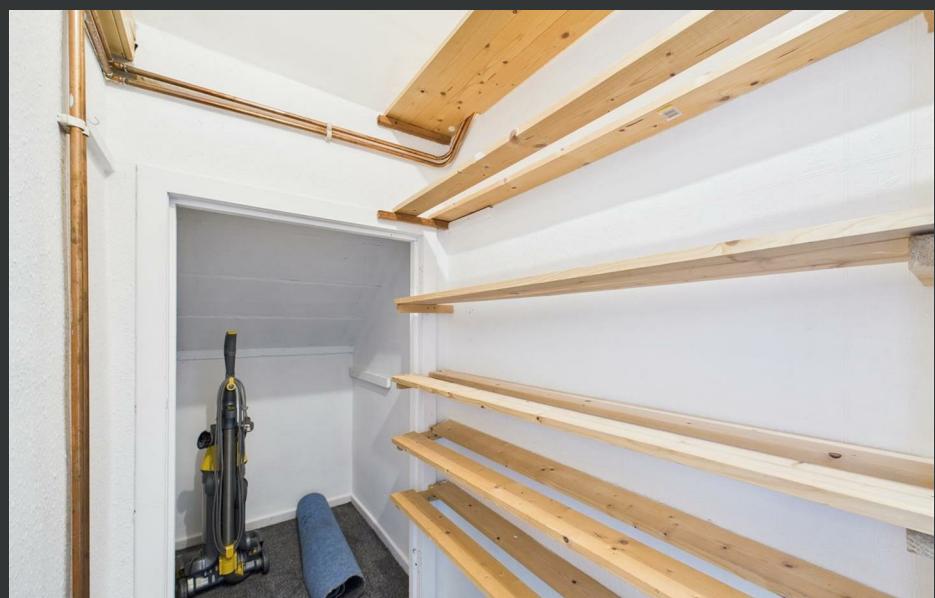
Internally, the property comprises two generous double bedrooms, a bright and spacious lounge with a feature fireplace, a large fitted kitchen with ample storage and worktop space, and a wet room bathroom with accessible features. The property benefits from neutral décor and quality finishes throughout, 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!



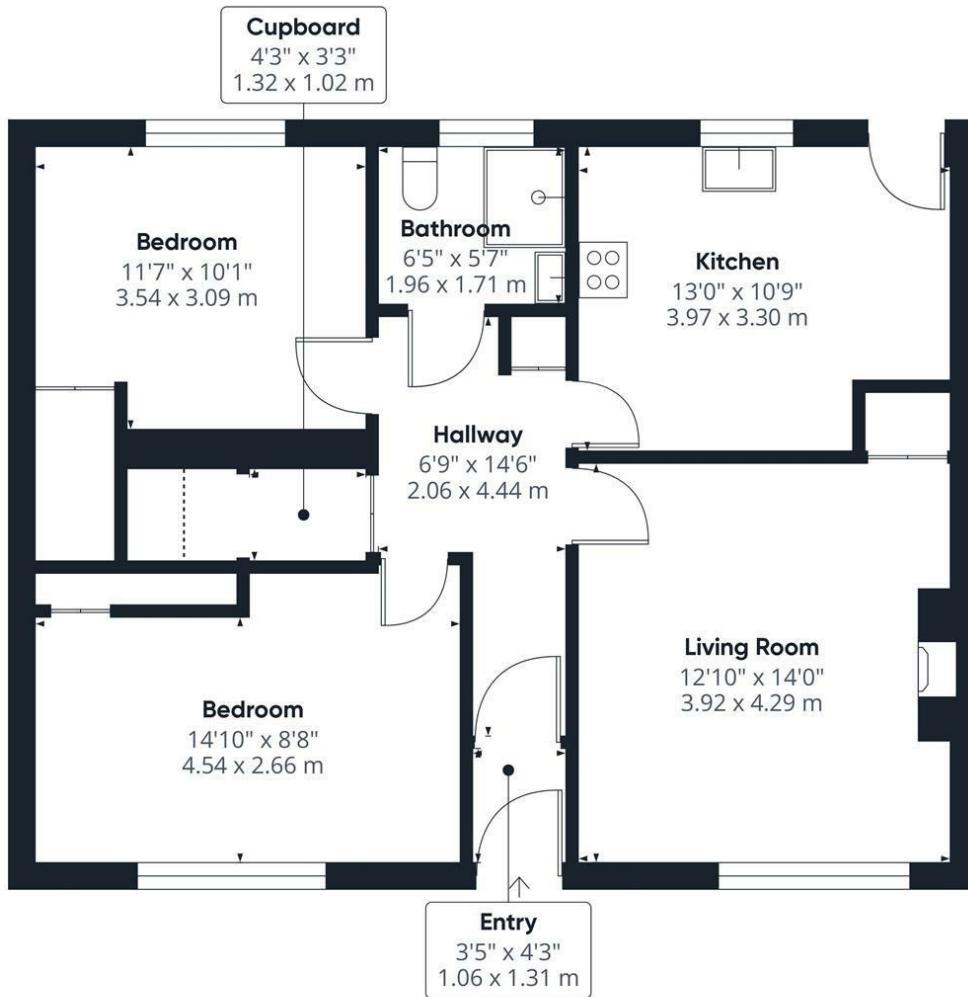


Location

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.







Approximate total area⁽¹⁾
749.17 ft²
69.6 m²

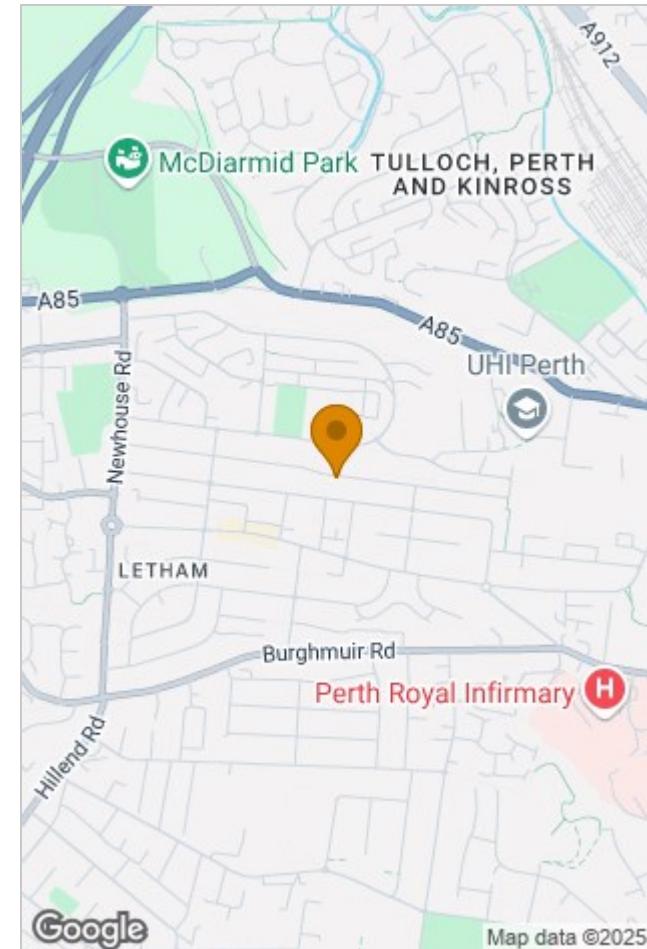
(1) Excluding balconies and terraces

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

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



Map data ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	75	77
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	75	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.