



12 Brocks Road, Perth, PH2 0GD
Offers over £339,950

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- Modern detached villa
- Spacious living room
- Open aspect to rear garden
- Gas central heating
- Good storage space
- 4 bedrooms 2 en-suite
- Dining Kitchen
- Off-street parking & garage
- Double glazing
- Move-in condition

This modern 4 bedroom (2 en-suite) detached family villa is located within a sought-after development just off Glasgow Road in Perth and within easy reach of excellent local and national travel links. Presented in move-in condition and benefitting from a wealth of storage space, this lovely home also features gas central heating, double glazing, off-street parking, a garage and a very private rear garden with some fine views.

On the ground floor there is a welcoming entrance hallway, a bright and spacious lounge, large dining kitchen, a home office/family room, utility room and a handy downstairs WC. On the first floor there is a modern family bathroom, spacious master bedroom with en-suite shower room, a further en-suite double bedroom and two additional double bedrooms. To the front of the property there is an area of lawn and a double width driveway. The garden to the rear is a great size and features a slabbed terrace and large area of lawn. It also enjoys a bright open aspect and far-reaching views.

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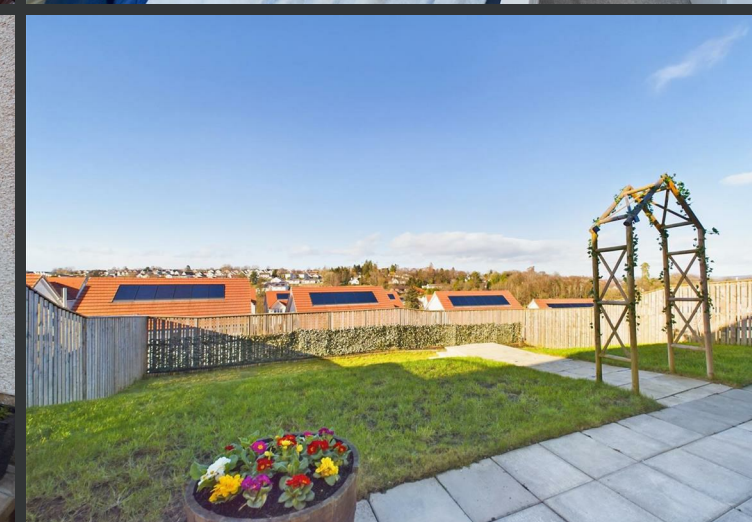
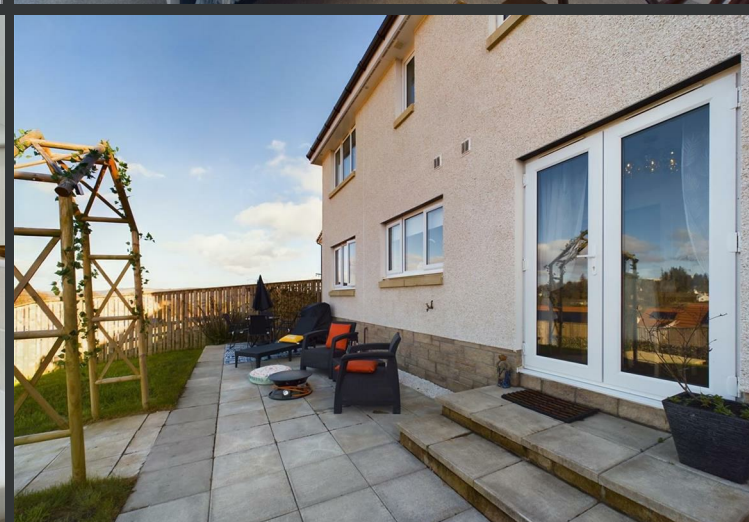




Location

The property is conveniently located off the Glasgow Road and within walking distance of local shops, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and dual-carriageway.







Reduced headroom

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Map data ©2024

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		86	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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