



3 Selkirk Place, Perth, PH1 1SH
Fixed Price £295,000

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- Impressive detached home
- Bright and spacious living room
- Modern fitted kitchen
- Principal bedroom with en suite
- Family bathroom
- Quiet cul-de-sac location
- Separate dining room
- Utility/laundry room and WC
- Two further double bedrooms
- South-facing rear garden

This well-presented detached family home offers generous and flexible accommodation within a quiet and desirable residential cul-de-sac in Perth.

The ground floor opens with a welcoming entrance hallway, leading to a bright and spacious living room featuring a large window that fills the space with natural light. A separate dining room provides an ideal setting for family meals and entertaining, while the modern kitchen offers ample storage, workspace, and direct access to the rear garden. A convenient WC and separate utility/laundry room add to the practicality of the home. Upstairs, the property boasts three well-proportioned double bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. A contemporary family bathroom serves the remaining accommodation, offering both comfort and functionality. Externally, the home enjoys a private and south-facing rear garden with a mix of patio and lawn, perfect for outdoor dining and relaxation. To the front, there is a neat garden and a driveway leading to the garage. With its excellent layout, family-friendly setting, and move-in-ready condition, this property is ideal for growing families or those seeking a peaceful yet well-connected location.

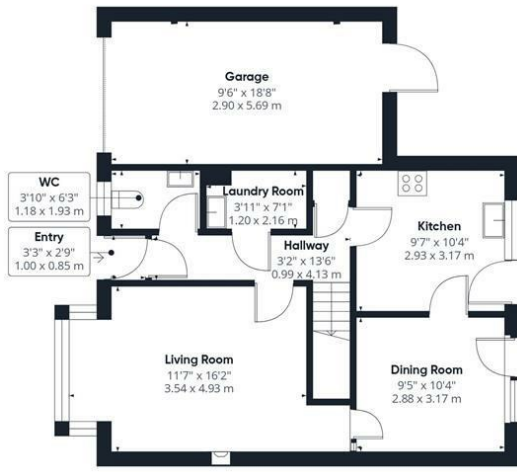




Location

Selkirk Place is situated in a peaceful and established residential area of Perth, offering an ideal balance of tranquillity and convenience. The property is within easy reach of Perth city centre, providing a wide range of shops, restaurants, and leisure facilities. Excellent local schooling is available nearby, making the area particularly appealing for families. There are also good transport links, including easy access to major road networks for commuting to Dundee, Edinburgh, and beyond. Nearby green spaces and parks offer opportunities for outdoor activities, while everyday amenities are within close proximity, ensuring a comfortable and well-connected lifestyle.





Ground floor



Floor 1

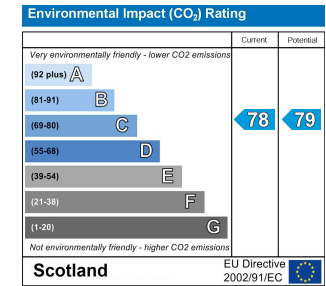
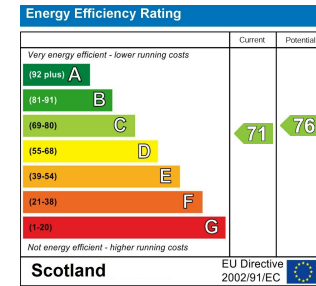
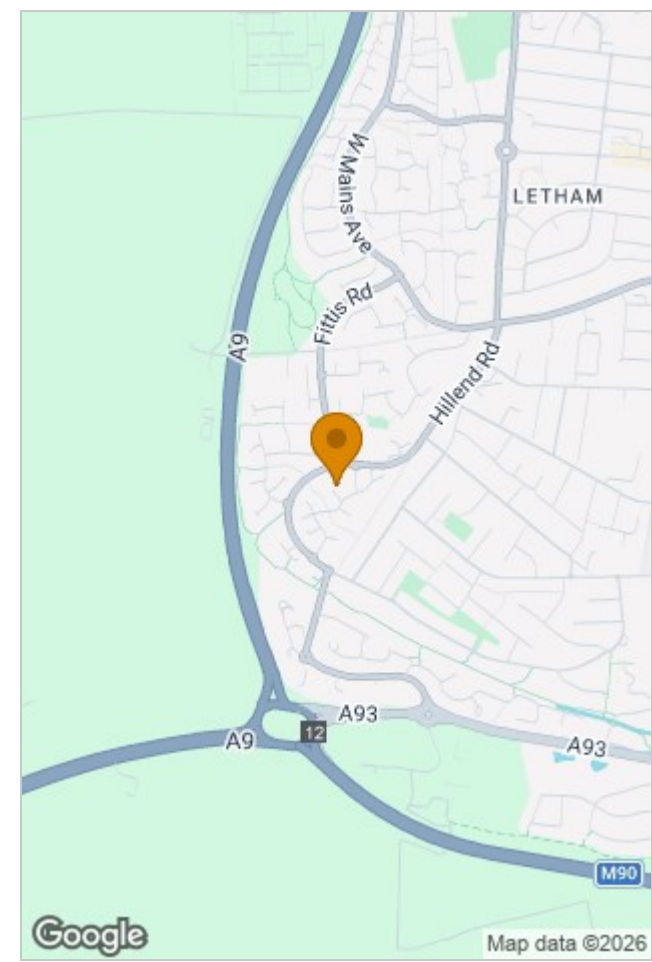


Approximate total area[®]
1199 ft²
111.3 m²

(1) Excluding balconies and terraces

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.

