



82 Potterhill Gardens, Perth, PH2 7ED  
Offers over £155,000



## 82 Potterhill Gardens Perth, PH2 7ED

- Three-bedroom terraced home
- Patio doors to rear
- Ground floor WC
- Gas central heating
- On-street parking
- Bright and spacious living room
- Well-equipped kitchen with dining space
- Modern shower room
- Front garden with outdoor shed
- Double glazing

This well-proportioned three-bedroom terraced home offers comfortable and practical living space, ideally suited to first-time buyers, small families, or investors, set within a popular residential area of Perth.

The ground floor comprises a bright and spacious living room, enhanced by patio doors providing direct access to the exterior and allowing for plenty of natural light. The kitchen is well laid out with ample storage and workspace, with room for casual dining. A convenient WC completes the ground floor. Upstairs, there are three well-sized bedrooms, each offering flexibility for family living, guest accommodation, or a home office. A modern shower room serves the upper level. To the front of the property there is a fence-enclosed courtyard with a useful outdoor shed providing additional storage, along with easy on-street parking. Presented in good condition throughout, this home offers a fantastic opportunity for buyers looking to personalise a property while enjoying a convenient and well-established location.

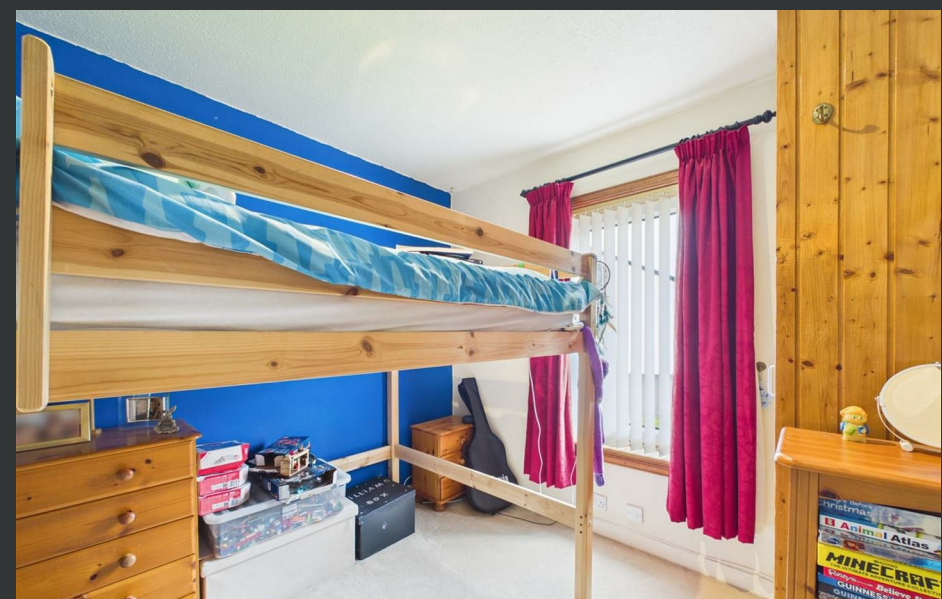
Offers over £155,000

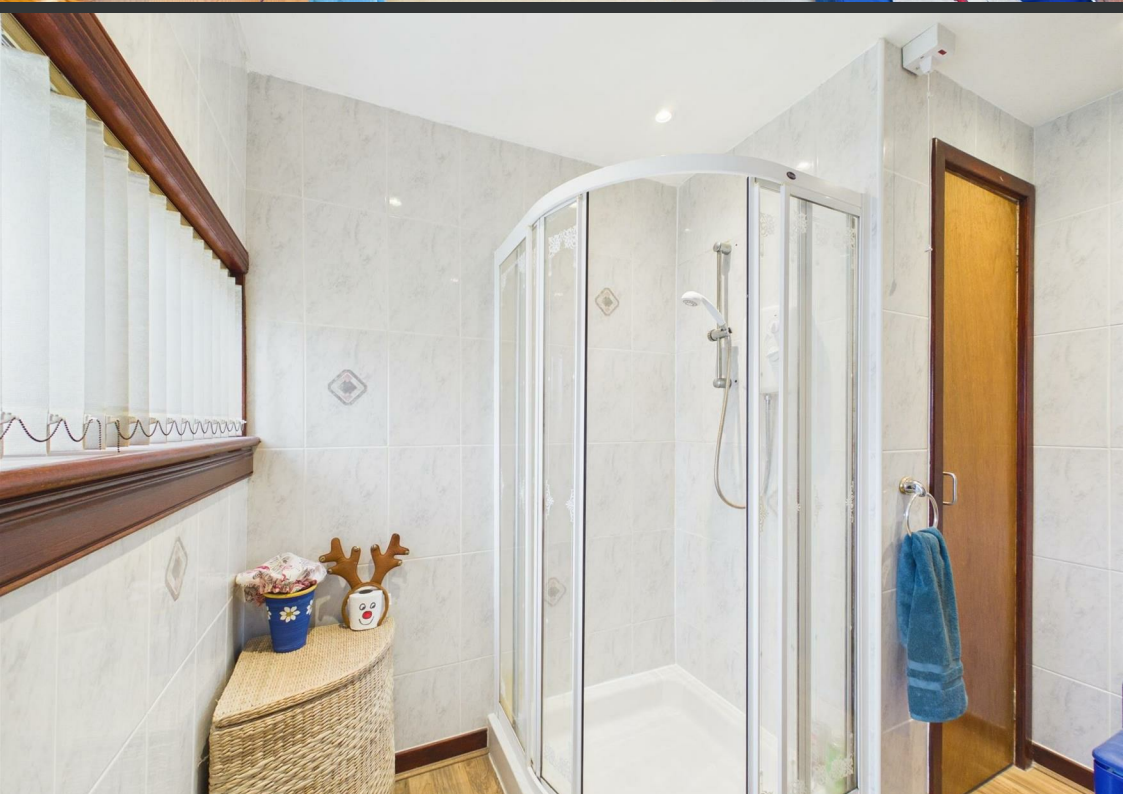


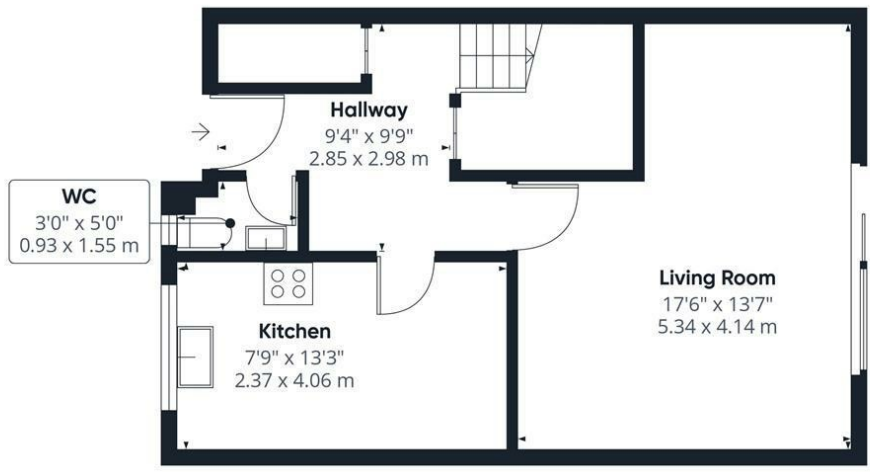


## Location

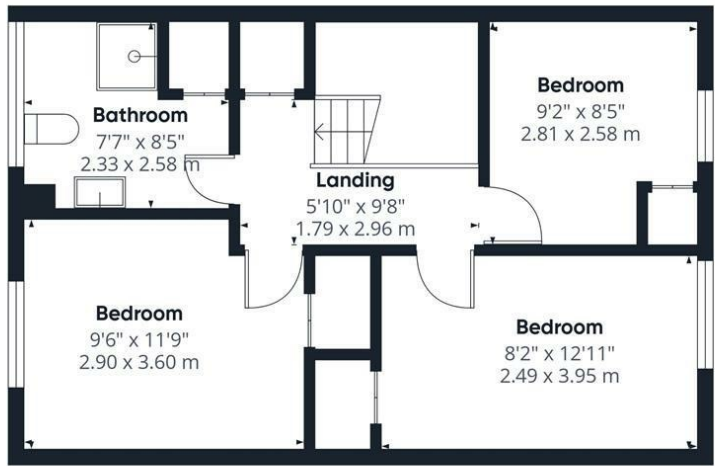
Potterhill Gardens is a well-established and popular residential area within Perth, offering a peaceful setting while remaining conveniently close to the city centre. A range of local amenities are easily accessible, including supermarkets, shops, and schooling at both primary and secondary levels. Perth city centre provides a wider selection of retail, dining, and leisure facilities. The area is well served by public transport, and excellent road links connect to surrounding towns and cities, including Dundee, Edinburgh, and Glasgow. Nearby green spaces and walking routes add to the appeal, making this an ideal location for a variety of buyers.







Ground floor



Floor 1

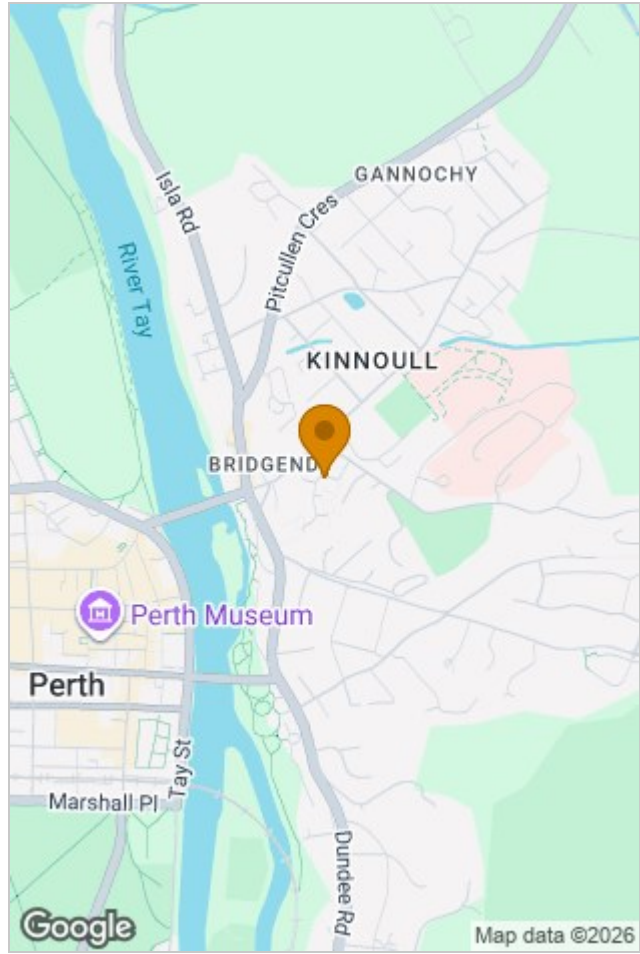


Approximate total area<sup>(1)</sup>  
871 ft<sup>2</sup>  
80.7 m<sup>2</sup>

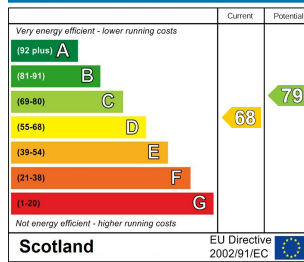
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

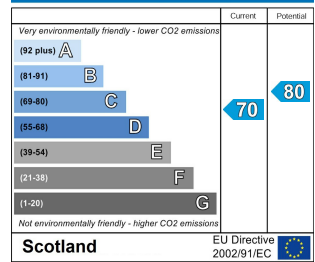
GIRAFFE360



**Energy Efficiency Rating**



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



**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.

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