



30 Coldstream Avenue, Perth, PH1 1RZ  
Offers over £285,000

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# 30 Coldstream Avenue Perth, PH1 1RZ

Offers over £285,000

- Detached three-bedroom bungalow
- Bright living room with bay window
- Utility room with garage access
- Main bedroom with en-suite
- Driveway parking and garage
- Quiet cul-de-sac location
- Spacious kitchen with dining space
- Gas central heating
- Enclosed rear garden
- Close to shops, schools and transport links

30 Coldstream Avenue is a bright and well-proportioned three-bedroom detached bungalow set within a peaceful residential cul-de-sac in one of Perth's most popular neighbourhoods. Presented in good condition throughout, the home offers generous accommodation on one level, excellent storage, and a private garden, making it ideal for downsizers, families or anyone seeking quiet, easy living close to local amenities.

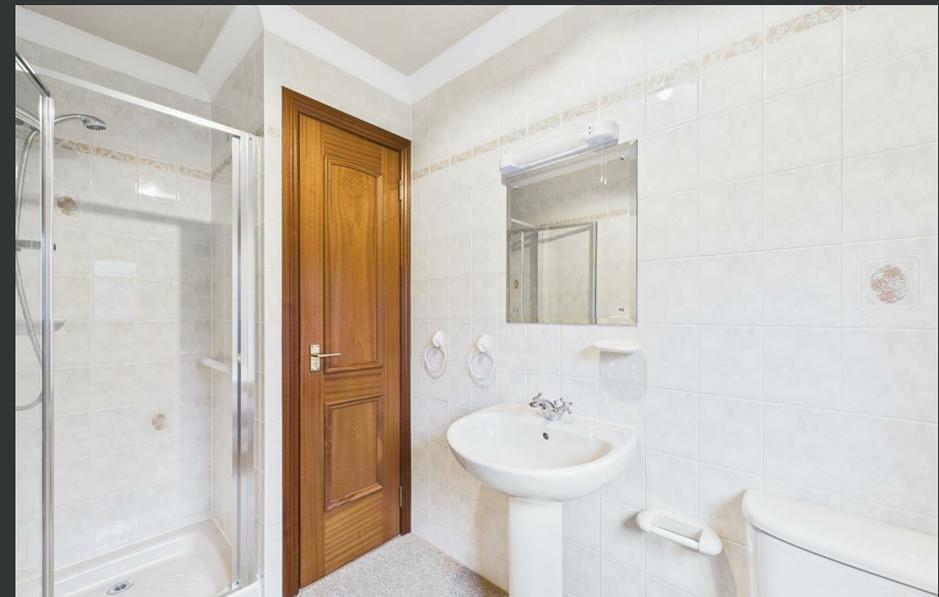
The welcoming hallway leads to a spacious living room with a feature bay window that fills the room with natural light. The kitchen is well laid out with ample worktop space and a dining area, offering direct access to the garden via the adjoining utility room. There are three comfortable bedrooms, each with fitted wardrobes. The main bedroom includes an en-suite shower room, while a further family bathroom serves the remaining rooms. The property benefits from gas central heating, double glazing and plenty of built-in storage. Externally, the home enjoys a neatly kept front lawn, driveway parking, and an integrated garage. The rear garden is fully enclosed, featuring lawn, mature planting, and a patio area perfect for enjoying the sunshine. This is a rarely available opportunity to secure a spacious, single-storey home in a quiet yet convenient location.

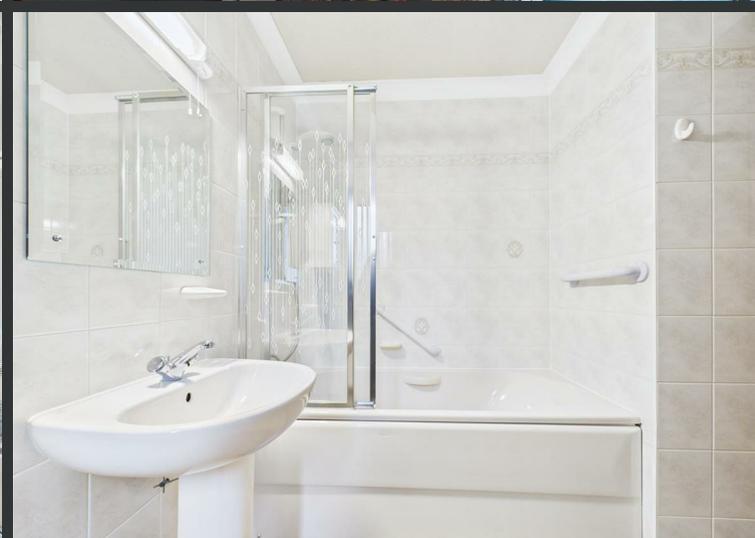


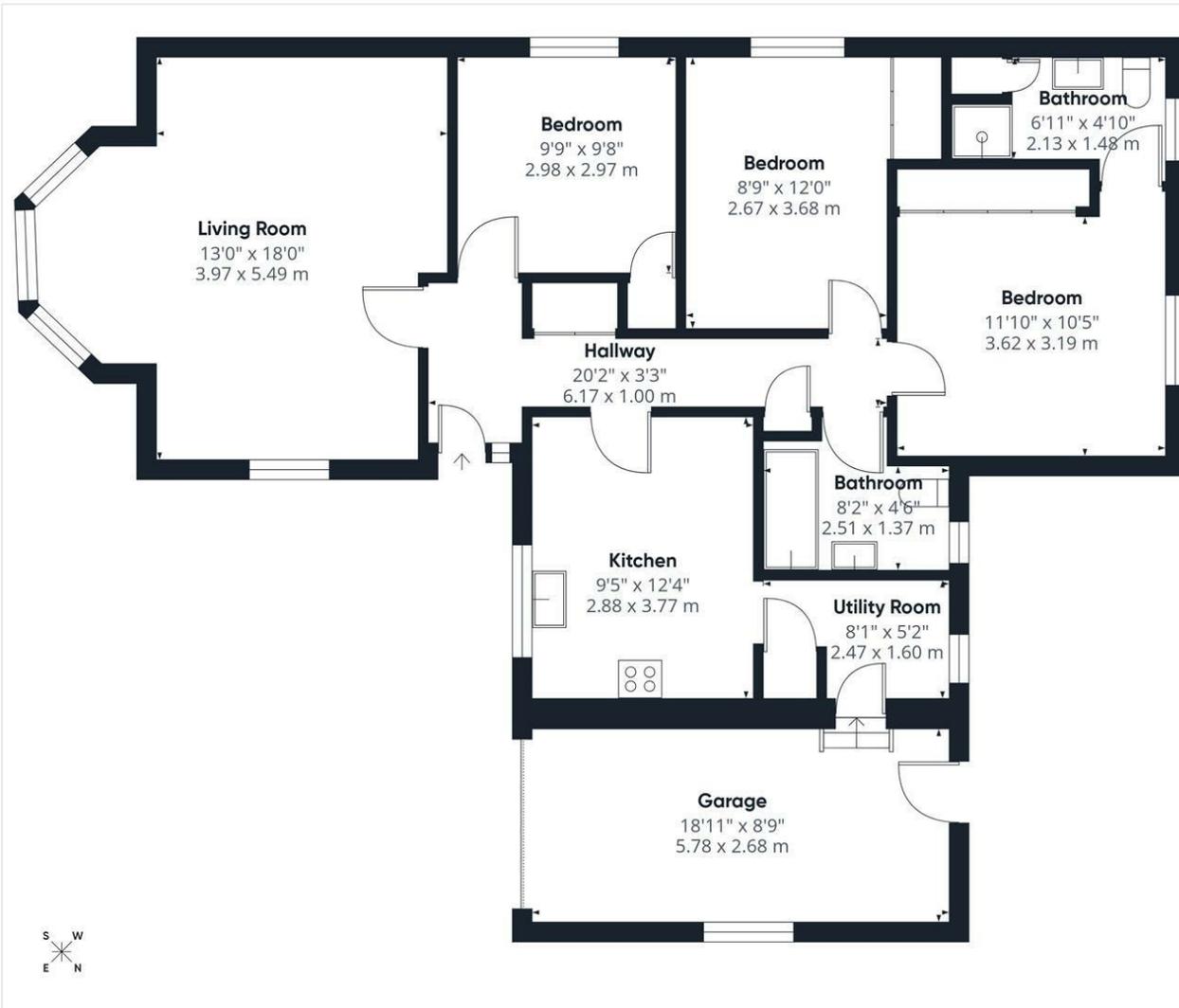


## Location

Coldstream Avenue sits within a sought-after residential area on the western edge of Perth, known for its peaceful streets and strong community feel. Local amenities-including supermarkets, pharmacies, cafés and schools-are all within easy reach, while regular bus services provide quick access to Perth city centre. Nearby parks and green spaces offer pleasant walking routes, and the A85 and A9 are close by for straightforward commuting to Dundee, Stirling, Glasgow and beyond. With a balance of convenience and quiet suburban living, this location is ideal for families, professionals and downsizers alike.





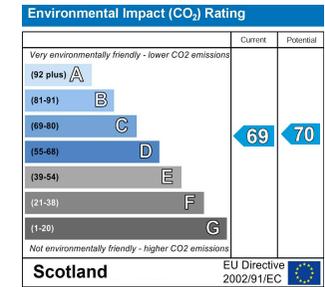
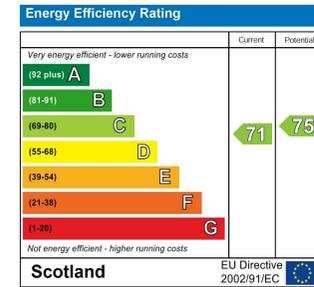
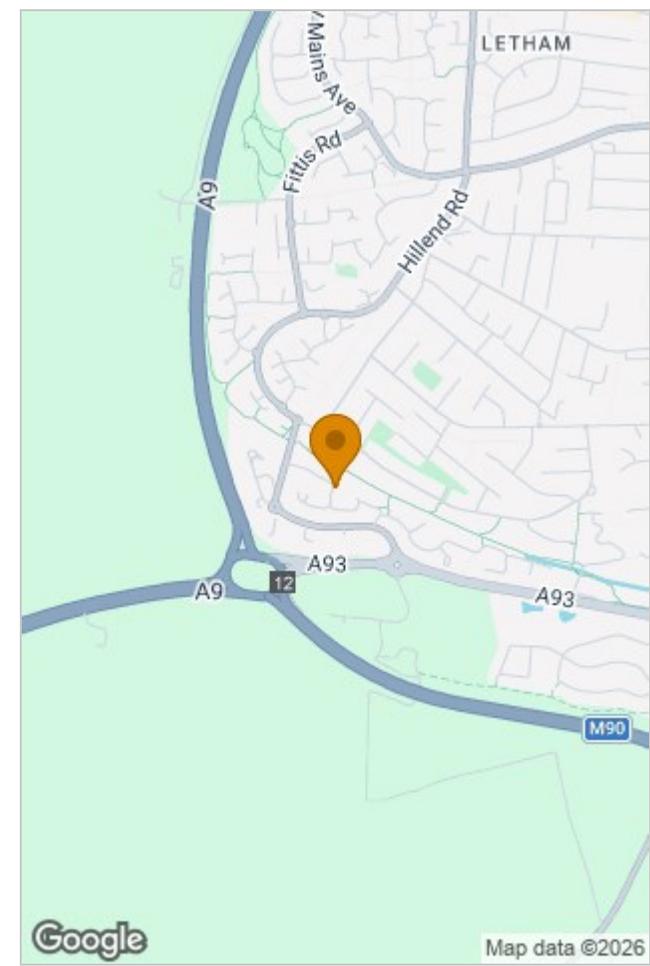


Approximate total area<sup>m</sup>  
1143 ft<sup>2</sup>  
106.3 m<sup>2</sup>

(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.

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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.

