



3 Acharn, Perth, PH1 2SR  
Offers over £185,000





# 3 Acharn Perth, PH1 2SR

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- 3 well-proportioned bedrooms
- Modern dining kitchen
- Generous rear garden
- Peaceful cul-de-sac location
- Gas central heating & double glazing
- Spacious, bright lounge
- Family bathroom
- Private off-street parking
- Popular Western Edge neighbourhood
- Ideal for families, first-time buyers or downsizers

Tucked away in a peaceful cul-de-sac within the ever-popular Western Edge area of Perth, 3 Acharn is a bright 3-bedroom semi-detached home offering generous space, stylish interiors and a fantastic garden. The home opens into a bright hallway leading to a spacious lounge that enjoys plenty of natural light from the large front window. To the rear, a modern dining kitchen has been thoughtfully designed and provides access out to the garden. Upstairs, the property boasts three well-proportioned bedrooms – two comfortable doubles and a third ideal for a child's room, nursery or home office. A sleek, recently updated family bathroom completes the upper level, finished in fresh tones with a shower over the bath.

Externally, the property benefits from a neat front lawn and private driveway. To the rear, a generous and fully enclosed garden features a lawn, patio area, shed, and greenhouse – ideal for keen gardeners or a growing family. With great transport links, schools and shops close by, 3 Acharn is a perfect blend of comfort, convenience and community living.





## Location

The Western Edge area of Perth is a sought-after residential locale offering a blend of suburban peace and city convenience. Local amenities include supermarkets, leisure facilities, takeaways and medical services, while the city centre is easily reached by car or bus. The area is ideal for families, with nearby schools and safe outdoor spaces, and commuters will benefit from excellent access to the A9 and M90 road networks. Perth itself offers a wide range of shops, restaurants, cultural venues and scenic river walks, making it an attractive place to call home. Acharn is a great spot for anyone looking for lifestyle and location in one.





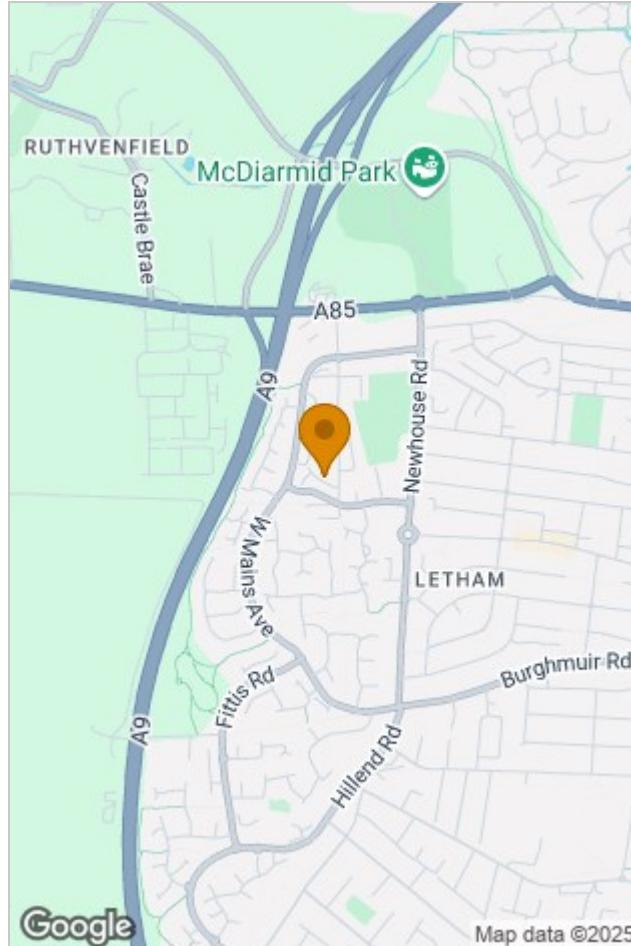
Approximate total area<sup>(1)</sup>  
684.05 ft<sup>2</sup>  
63.55 m<sup>2</sup>

(1) Excluding balconies and terraces

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.