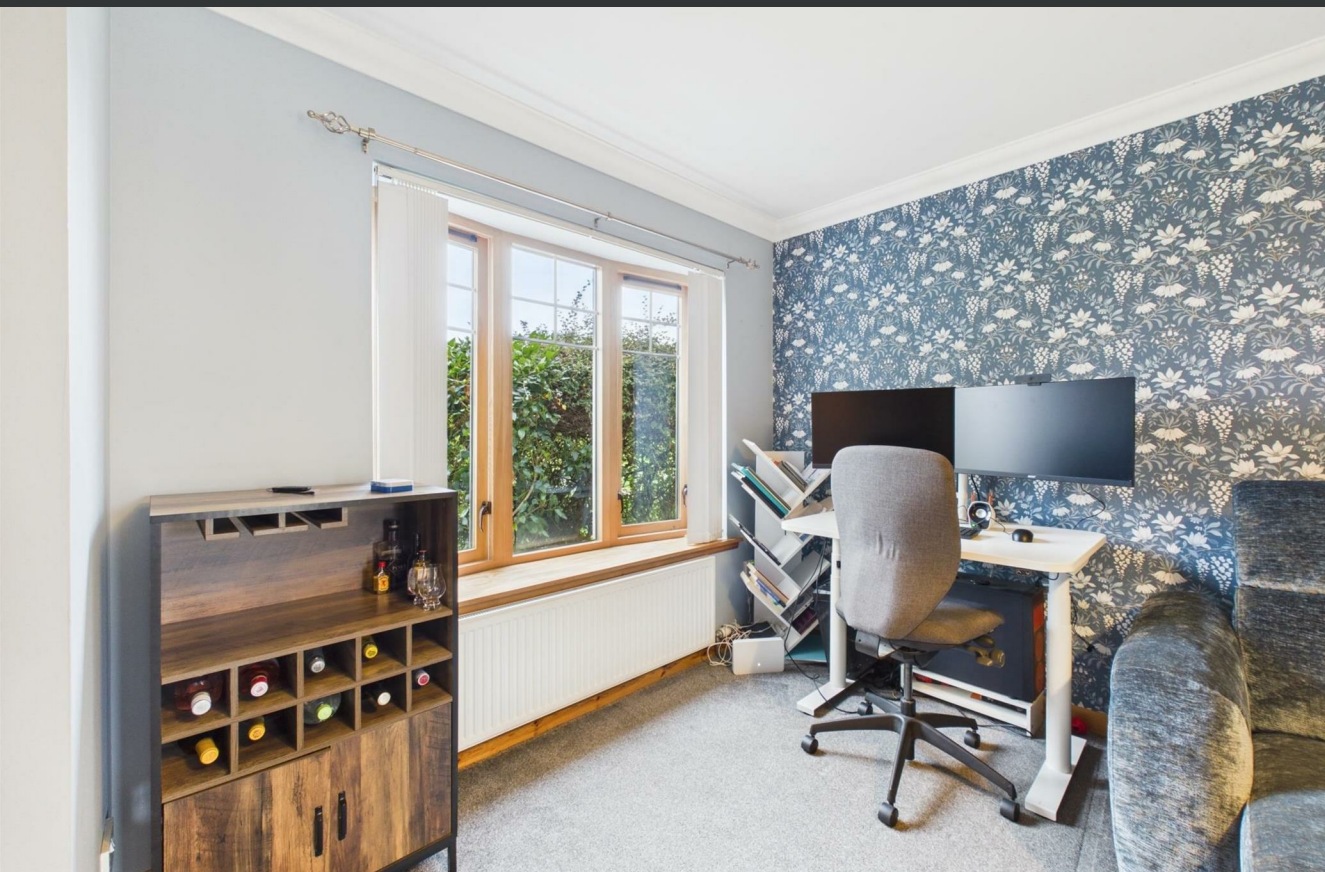
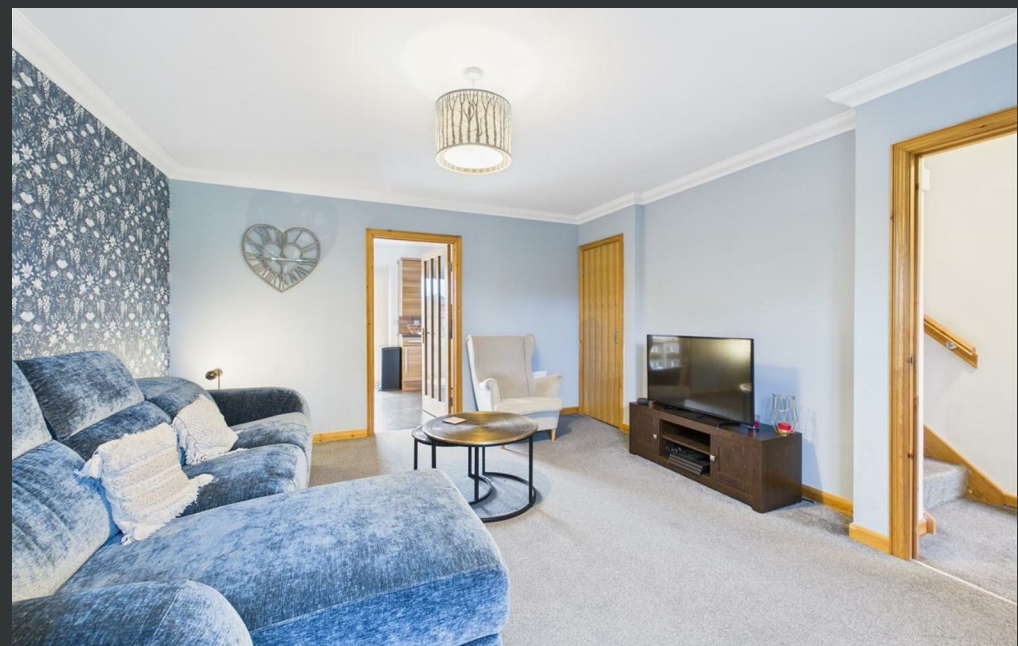




21 Green Julian Place, Inchtute, PH14 9PA
Offers over £210,000

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21 Green Julian Place Inchture, PH14 9PA

- Three-bedroom family home
- Spacious living room
- Lovely open aspect to front
- Separate family bathroom
- Enclosed rear garden
- Popular village location
- Generous kitchen and dining area
- Main bedroom with en-suite
- Ground-floor WC
- Two allocated parking spaces

Located within the popular village of Inchture, 21 Green Julian Place is a well-presented three-bedroom home offering bright, comfortable accommodation, a practical layout and an enclosed rear garden.

The ground floor opens with a welcoming entrance hallway and useful WC before leading through to a generously proportioned living room. With plenty of space for both relaxing and home working, the room is finished in attractive contemporary décor and enjoys good natural light. To the rear, the spacious kitchen and dining room is particularly well suited to modern family life. Fitted with a wide range of wood-effect units, contrasting worktops and integrated cooking appliances, there is excellent storage and preparation space alongside room for a dining table. Sliding doors open directly onto the rear garden, creating an easy connection between the indoor and outdoor areas. Upstairs, there are three bedrooms, including a well-proportioned main bedroom with its own en-suite shower room. The remaining bedrooms offer good flexibility for children, guests or home-working requirements, while a separate family bathroom completes the upper floor. Outside, the enclosed rear garden is laid mainly to lawn with a paved pathway and seating area, providing an easy-to-maintain space for children, pets and outdoor entertaining. The property also benefits from two off-street parking spaces, adding further everyday convenience. With its spacious living accommodation, three bedrooms, en-suite facilities and family-friendly garden, 21 Green Julian Place offers an appealing opportunity for buyers seeking a comfortable home in a well-connected Perthshire village.

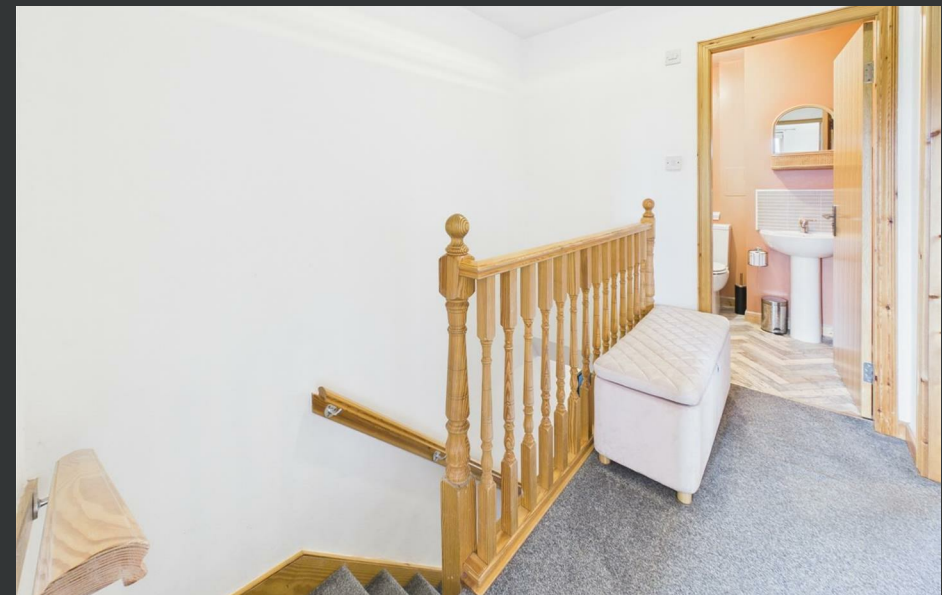
Offers over £210,000

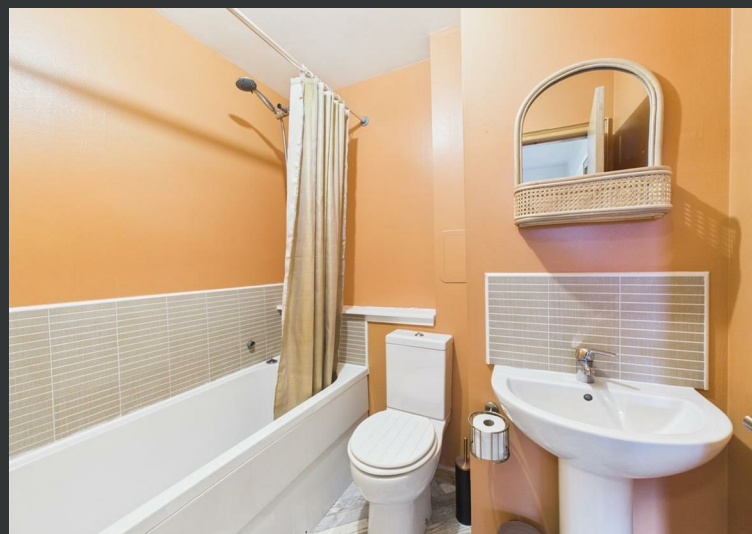




Location

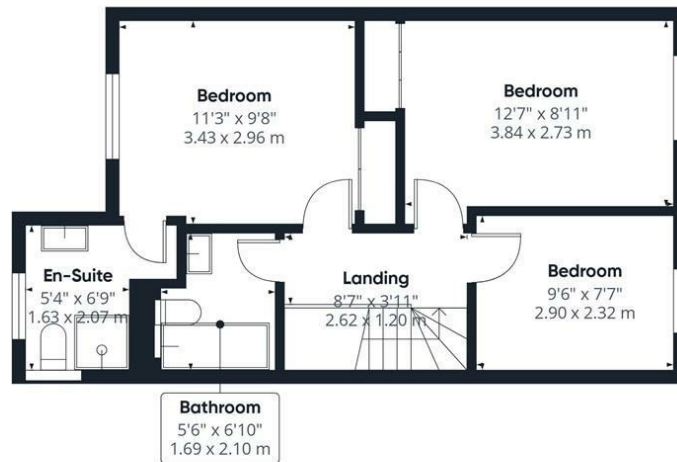
Green Julian Place is located within the popular village of Inchtute, ideally positioned between Perth and Dundee. The village offers a welcoming community feel along with useful everyday amenities, including a primary school, local shop and recreational facilities. Excellent access to the A90 makes the location particularly convenient for commuters, with straightforward road links to both Perth and Dundee. The surrounding Carse of Gowrie countryside provides an attractive semi-rural setting with opportunities for walking, cycling and enjoying the outdoors. Combining village living with strong transport connections and easy access to nearby cities, Inchtute remains a highly desirable place to call home.







Ground floor



Floor 1

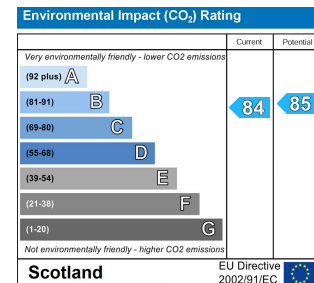
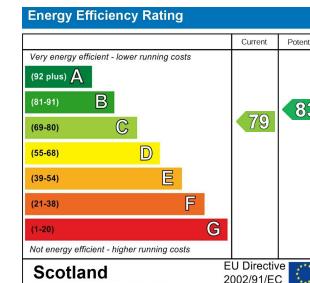
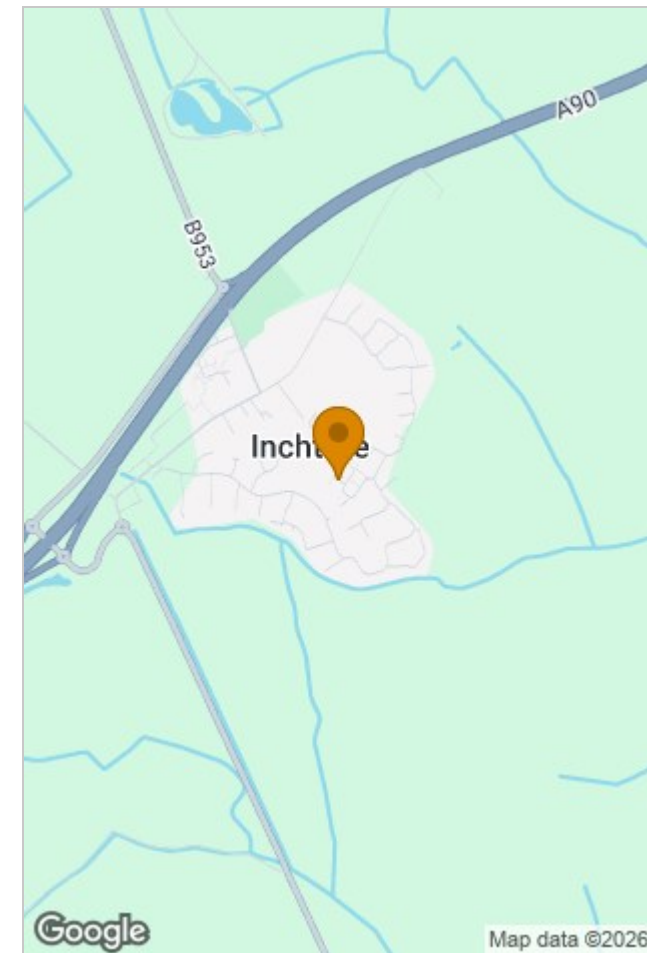


Approximate total area⁽¹⁾
880 ft²
81.8 m²

(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.

GIRAFFE360



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.