



3 Draper Road, Perth, PH1 0BQ
Offers over £215,000

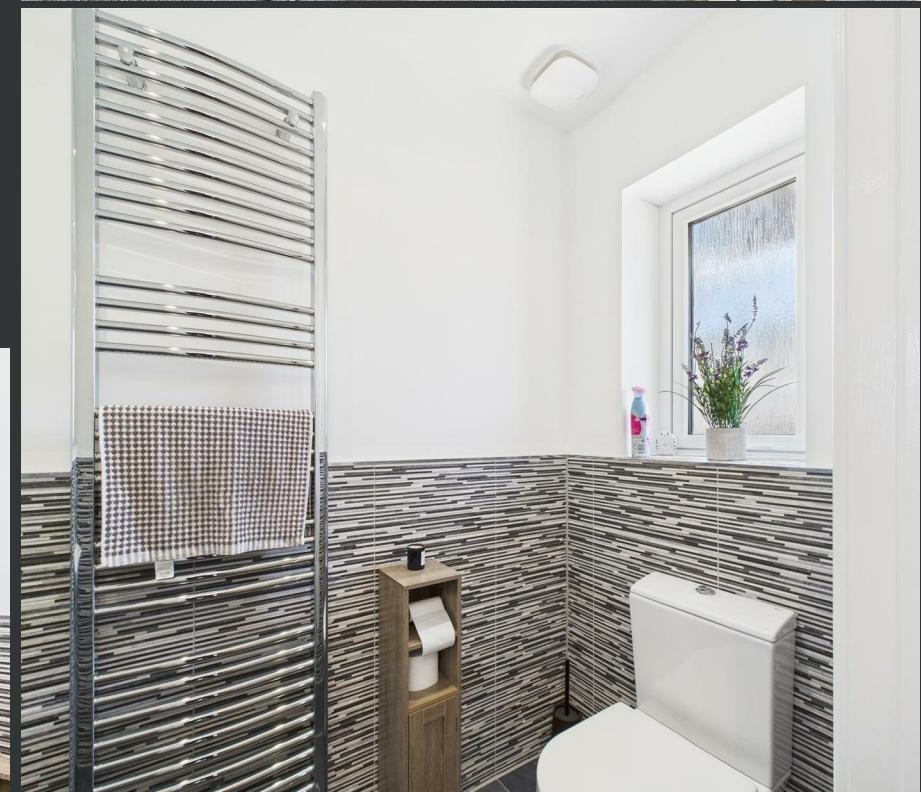




- Modern 3 bedroom home
- Bright and spacious lounge
- En-suite shower room
- Attractive rear garden
- Double glazing
- Stylish dining kitchen
- WC & family bathroom
- Air source heating
- Parking to rear
- Allocated parking

Welcome to 3 Draper Road, a stylish and contemporary three-bedroom terraced home nestled in the heart of a sought-after development in Perth. Built with modern family living in mind, this beautifully presented property features a spacious lounge with a large window allowing plenty of natural light to flow through, creating a warm and inviting space.

The sleek, open-plan dining kitchen is fitted with integrated appliances and offers ample room for both cooking and casual dining. French doors lead out to a private, fully enclosed rear garden—ideal for children, pets, or summer entertaining. Upstairs, the home offers two generous double bedrooms with built-in storage, a third bedroom ideal for a child or as an office, and a stylish family bathroom. There is also an additional en-suite shower room and a WC on the ground floor. With double glazing, air source heating, private parking to the rear, and a fantastic layout over two levels, this is a turnkey home for a growing family, first-time buyer, or downsizer alike.





Location

Located in the new Bertha Park community, 3 Draper Road benefits from a peaceful setting with excellent local amenities. Bertha Park High School is just a short stroll away, while local shops, green spaces, and scenic walking routes add to the area's family-friendly charm. Perth city centre is within easy reach by car or public transport, offering a wide range of shopping, dining, and leisure options. With excellent road links to the A9 and M90, commuting to Dundee, Stirling or Edinburgh is a breeze. Whether you're looking for a peaceful home or convenient base—this location offers the best of both!





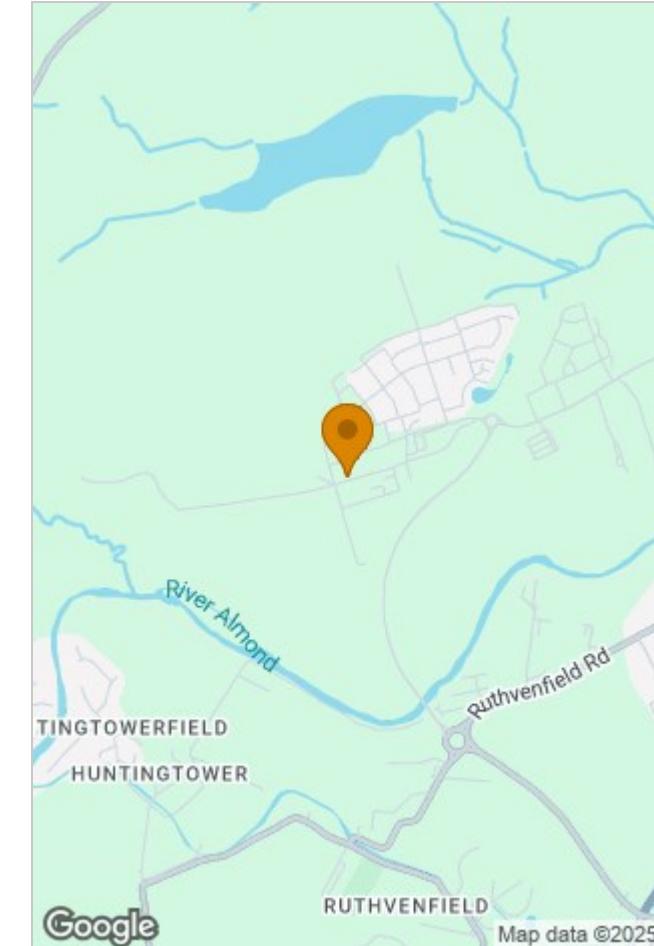
Approximate total area⁽¹⁾
866.28 ft²
80.48 m²

(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		93
(81-91) B	82	
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		98
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

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