



15 Draper Road,, Bertha Park, PH1 0BQ  
Offers over £190,000





# 15 Draper Road, Bertha Park, PH1 0BQ

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- Stylish 2-bedroom mid-terraced home
- Contemporary kitchen with modern appliances
- Additional family bathroom and WC
- 2 allocated parking spaces
- Located in vibrant Bertha Park community

- Bright and spacious living room with French doors
- Master bedroom with en-suite shower
- Private, enclosed rear garden
- Energy-efficient build with modern finishes
- Gas central heating and double glazing

This stylish 2-bedroom mid-terraced home in the sought-after Bertha Park development offers modern living in a vibrant and well-connected area. The ground floor features a spacious living room with French doors opening to the private rear garden, a sleek contemporary kitchen, and a convenient WC. Upstairs, the property boasts two generously sized bedrooms, including the master bedroom with a chic en-suite, alongside a modern family bathroom.

The enclosed rear garden is ideal for relaxing or entertaining, while 2 allocated parking spaces provides practical convenience. Built to a high standard, the property includes energy-efficient features, modern fixtures, and tasteful finishes throughout.

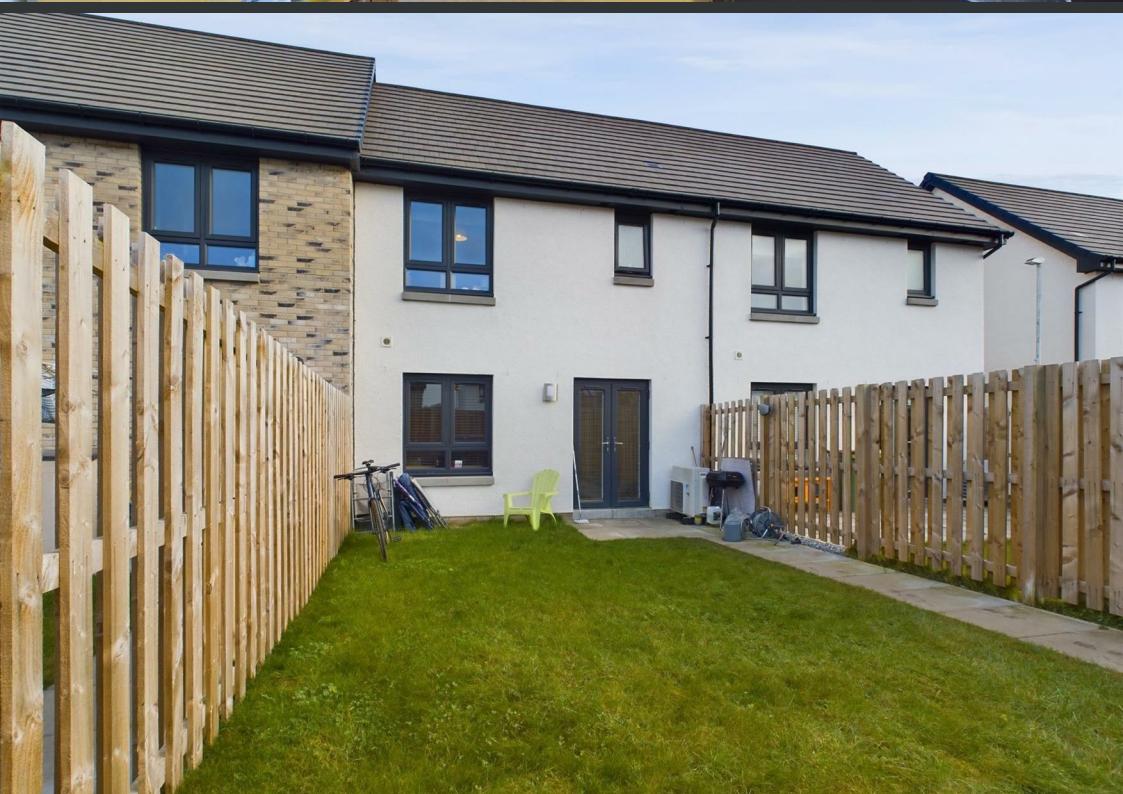


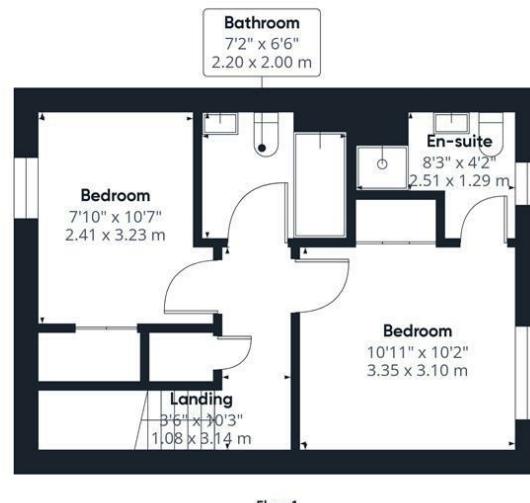
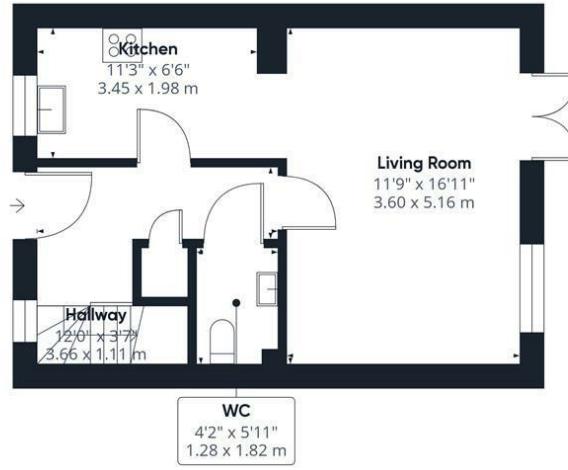


## Location

Bertha Park, located just outside Perth, is a thriving new development offering a modern, community-focused lifestyle. Boasting a state-of-the-art secondary school and local amenities, including shops and leisure options, it's designed to provide everything residents need within easy reach. Scenic walking and cycling paths wind through the area, creating a tranquil, nature-rich environment. With excellent transport links to Perth city centre and beyond, Bertha Park is ideal for commuters while retaining a peaceful, residential feel. Whether for families, professionals, or first-time buyers, this thoughtfully planned community offers contemporary living with a strong sense of belonging and connection to nature.







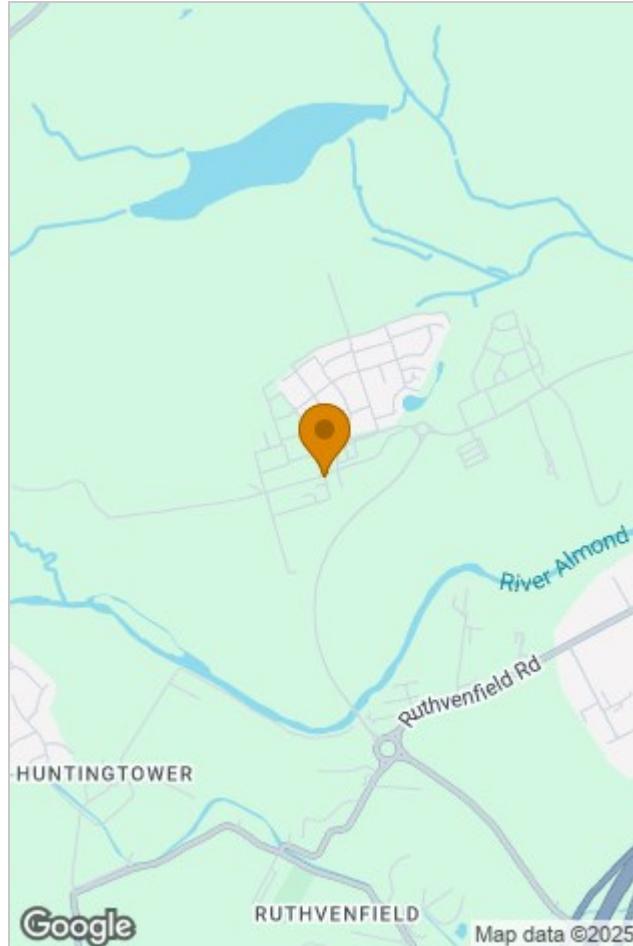
Approximate total area<sup>(1)</sup>  
756.49 ft<sup>2</sup>  
70.28 m<sup>2</sup>

(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		99
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		99
(92 plus) A		
(81-91) B		
(69-80) C		
(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.