



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

 2  2  1  B



15 Draper Road, Bertha Park, PH1 0BQ

- 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.

Offers over £190,000



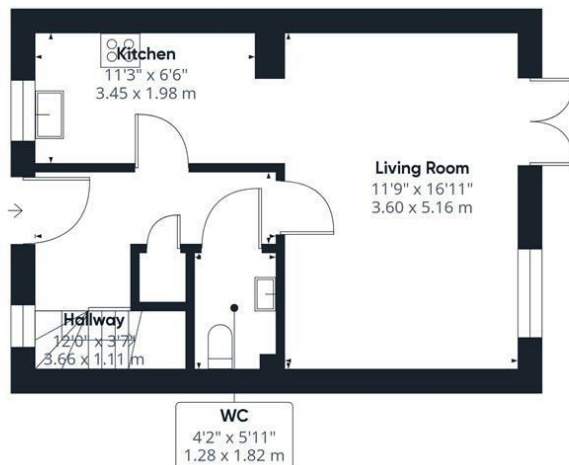


Location

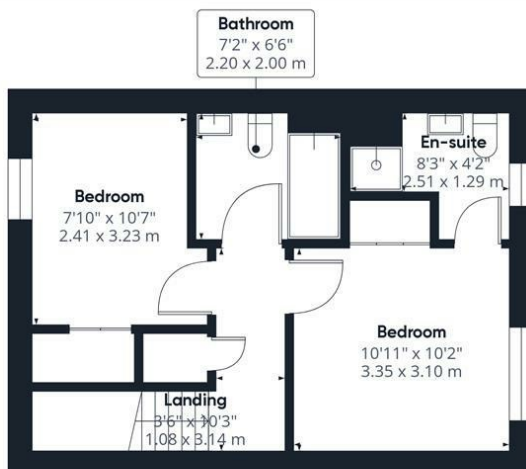
Bertha Park, located just outside Perth, is a thriving new development offering a modern, community-focused lifestyle. Boasting a state-of-the-art secondary school and local amenities, including shops and leisure options, it's designed to provide everything residents need within easy reach. Scenic walking 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.







Ground floor



Floor 1



Approximate total area (m²)

756.49 ft²
70.28 m²

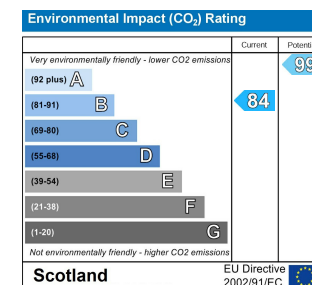
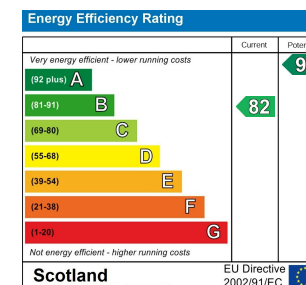
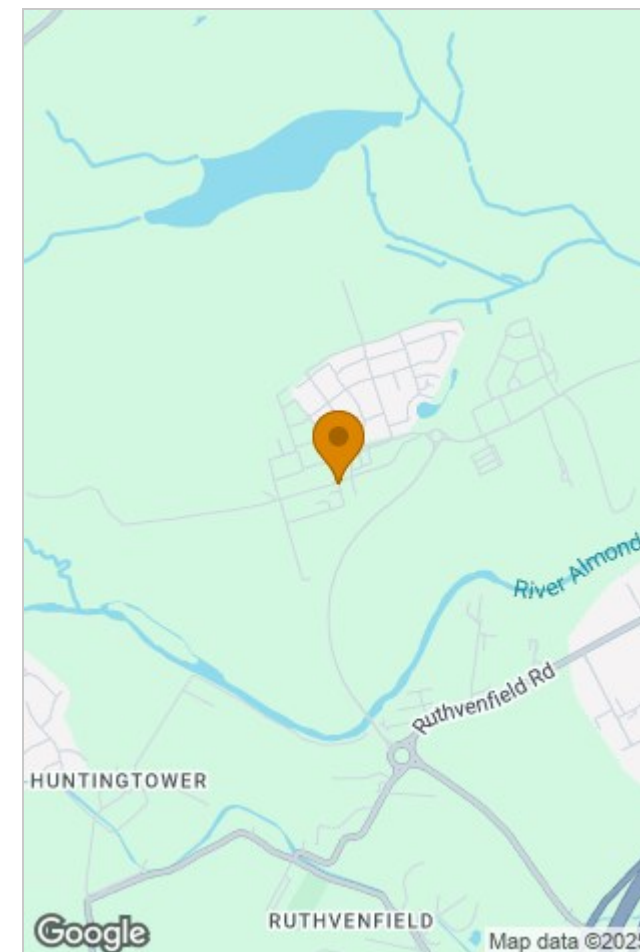
(1) Excluding balconies and terraces

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.

Calculations are based on RICS IPMS 3C standard

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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@wearepossible.co.uk
wearepossible.co.uk

