



30 Verena Terrace, Perth, PH2 0BZ
Offers over £245,000





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- Semi-detached villa
- Bright bay-windowed living room
- Fitted kitchen with garden access
- Two spacious double bedrooms
- Private garden with lawn and planting
- Sought-after residential area
- Separate dining room
- Ground floor WC
- Well-presented bathroom
- Off-street parking

This charming and well-presented semi-detached villa enjoys a peaceful setting within a sought-after residential area of Perth, offering spacious accommodation and attractive private garden grounds.

The property opens into a welcoming hallway leading to a bright and elegant living room, featuring a bay window, period detailing and a focal fireplace, creating a warm and inviting space. A separate dining room provides an ideal setting for entertaining, with ample room for family dining and flexible use. The kitchen is well-equipped with a range of fitted units, generous worktop space and there is access to the front garden, making it both practical and functional. A convenient ground floor WC adds further practicality. Upstairs, there are two generously sized double bedrooms, both offering comfortable accommodation along with pleasant outlooks. The bathroom is well-proportioned and fitted with both a bath and separate shower. Externally, the property benefits from a beautifully maintained garden, offering a high degree of privacy along with a lawn and mature planting. A gravelled area to the front provides off-street parking with EV charging. This is a fantastic opportunity to acquire a characterful home in a desirable location.

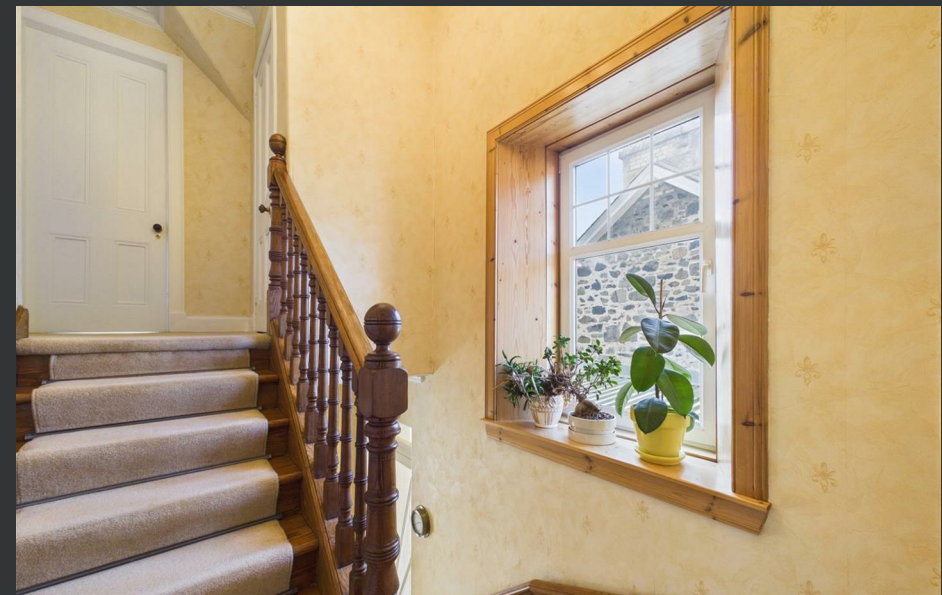
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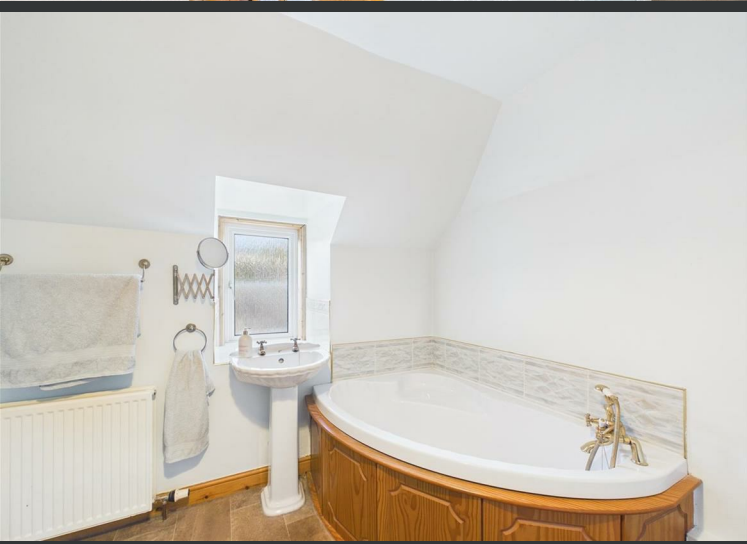


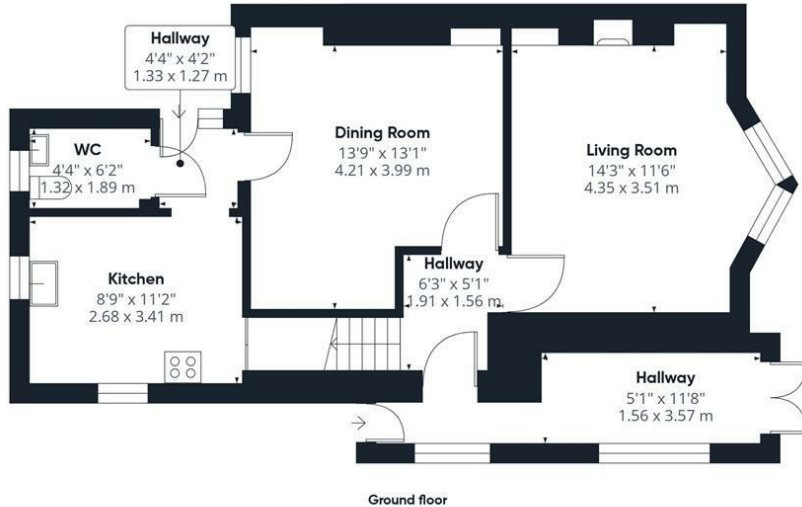


Location

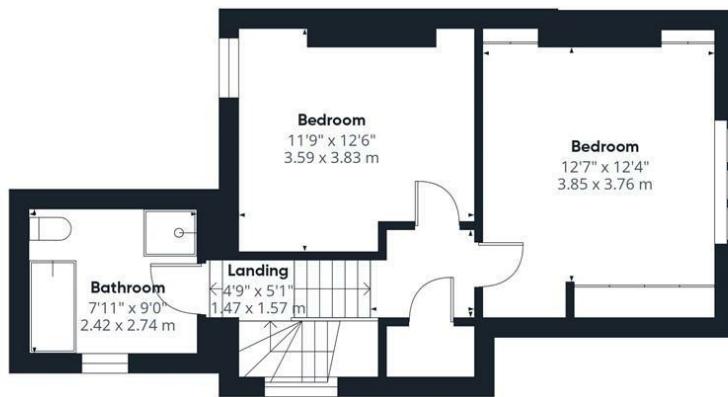
Verena Terrace is a desirable residential area within Perth, known for its quiet setting while remaining close to the city centre. A wide range of amenities are easily accessible, including shops, supermarkets, cafes and leisure facilities. The area is well served by local schooling and offers convenient access to nearby green spaces and walking routes. Excellent transport links are available, with easy connections to the city centre, as well as road links to Dundee, Edinburgh and Glasgow. This location offers an ideal balance of peaceful living and everyday convenience, making it highly appealing to a variety of buyers.







Ground floor



Floor 1

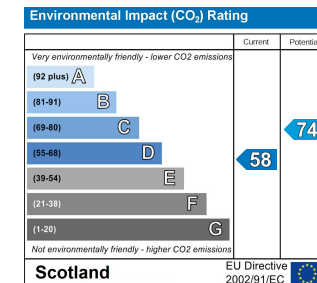
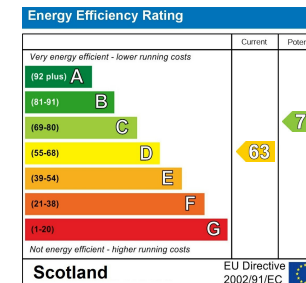
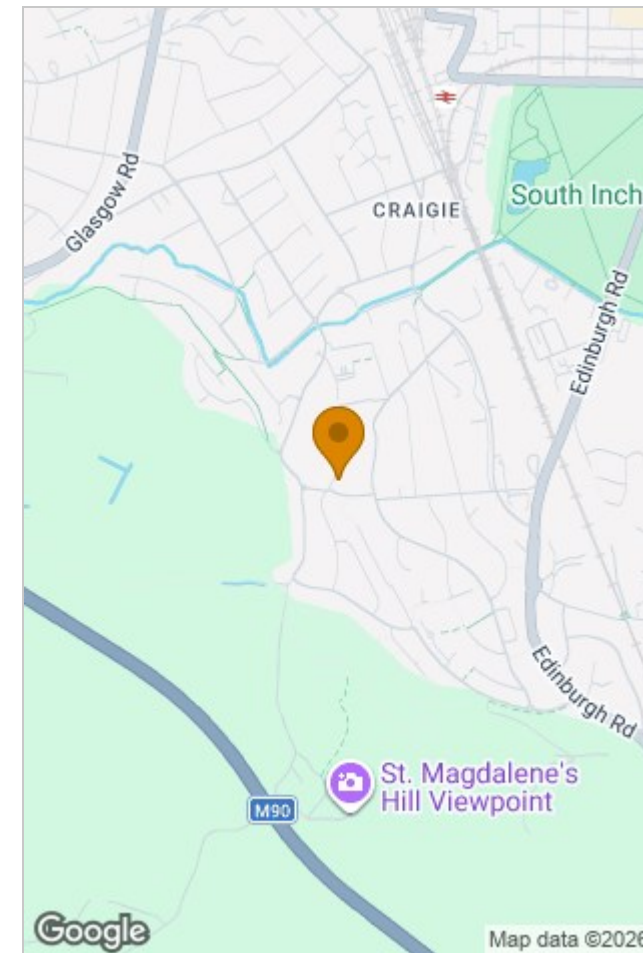


Approximate total area^m
1062 ft²
98.6 m²

(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.

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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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