



8 Invictus Lane, Perth, PH1 0BG
Offers over £200,000

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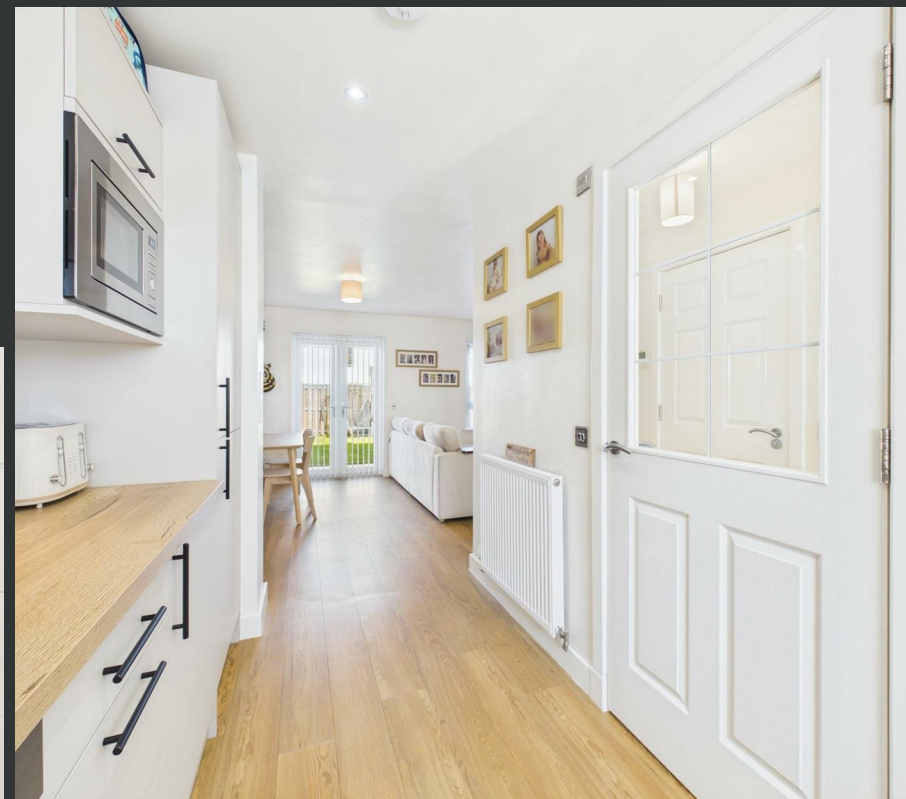
8 Invictus Lane Perth, PH1 0BG

Offers over £200,000

- Modern semi-detached home
- Bright living room with French doors
- Ground floor WC
- Enclosed rear garden with patio
- Neutral décor throughout
- Two well-proportioned bedrooms
- Contemporary fitted kitchen
- Stylish family bathroom
- Private driveway parking
- Popular residential location in Perth

Situated within a modern residential development in Perth, this beautifully presented two-bedroom home offers stylish, low-maintenance living ideally suited to first-time buyers, downsizers, couples of young families.. Finished to a high standard throughout, the property combines contemporary interiors with practical outdoor space and private parking.

The ground floor features a welcoming entrance hallway with convenient WC, leading through to a bright and spacious living room that provides ample room for both relaxation and entertaining. French doors open directly onto the enclosed rear garden, creating a seamless connection between indoor and outdoor living. Adjacent to the lounge is a modern fitted kitchen with sleek units, integrated appliances, and generous worktop space. Upstairs, the property offers two well-proportioned bedrooms, both presented in neutral décor and benefiting from excellent natural light. A contemporary family bathroom serves the upper floor, finished with modern fittings and a shower over bath. Additional storage throughout enhances practicality. Externally, the home enjoys a fully enclosed rear garden with lawn and patio seating area, ideal for families, pets, or outdoor dining. To the front, a private driveway provides off-street parking. Positioned within easy reach of local amenities, schools, and transport connections, this move-in-ready property offers modern living in a highly convenient Perth location.





Location

Invictus Lane is located within a modern and well-regarded residential development on the outskirts of Perth, offering a convenient setting for families and commuters alike. The area benefits from excellent local amenities including supermarkets, schooling, leisure facilities, and nearby retail parks. Perth city centre is easily accessible, providing a wide range of shops, restaurants, cafés, and cultural attractions. Excellent transport links connect the area to Dundee, Edinburgh, Glasgow, and Inverness via the nearby A9 and motorway network. Surrounded by attractive countryside and riverside walks, the location balances everyday convenience with access to outdoor recreation, making it a desirable place to live.





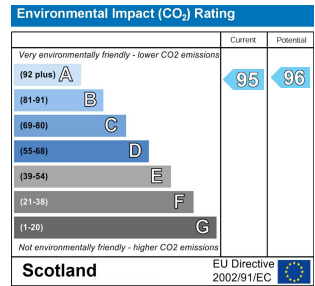
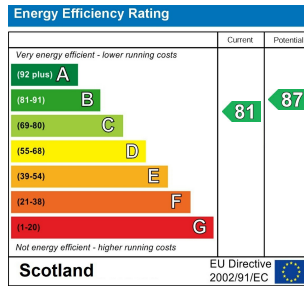
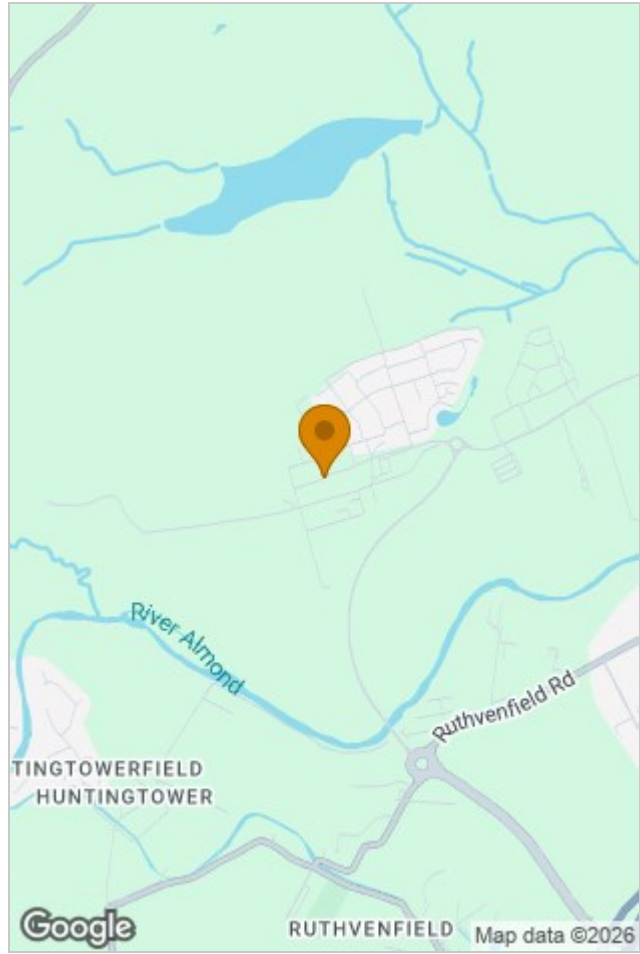


Approximate total area¹⁾
763 ft²
70.8 m²

(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.

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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.

