



## Bertha Park, Perth, PH1

£995 PCM

Simple Life is proud to present Bertha Park an offering of two, three & four bed homes for rent in a stunning new countryside community on the outskirts of Perth. Situated on the edge of Bertha Loch, enjoy access to beautiful walking & cycle routes whilst the wider village features local shops, leisure and medical facilities making this development the perfect place to call home.

The Fenton is a three bedroom ideal for couples and families alike.

The downstairs offers an attractive living room including a convenient storage cupboard towards the front of the property, whilst towards the rear there is an open plan kitchen/dining area with a range of contemporary fitted cabinets and integrated appliances. This room is the heart of the home featuring a set of French windows onto the back garden.

Upstairs, there is a generously proportioned main bedroom with fitted wardrobes as well as two further bedrooms, one of which includes a fitted wardrobe for extra storage. You'll also find your modern, family bathroom on this floor.

For the nightlife lovers, Perth is blessed with a wide array of bars, restaurants as well as Perth playhouse and an art deco cinema, whilst the shoppers benefit from Perth's high street as well as a Retail Park less than three miles from site.

If you're looking for a convenient commuting point to Edinburgh or Glasgow, Bertha Park is the ideal choice with Perth train station being the key transport hub for rail journeys throughout Scotland less than three miles from site. Alternatively the nearby M90, A9 and A93 will take you to all of Scotland's six cities by road.

For families with children, there are 10 primary and secondary schools within five miles of the site including Perth High School which is conveniently located on the Bertha Park itself.

To access the site use postcode PH1 3JE.

Scottish Letting Agent Registration Number: LARN1765886/340/21042

Deposit: £1,140  
Tenancy Length: 12 Months  
Council Tax Band: D  
Available 29th November 2023





## Key Features

- Car Parking Space
- Dishwasher
- Washing machine
- Carpets up the stairs and in the bedrooms
- Private back garden
- Security Alarm
- Fridge-freezer
- Modern kitchen worktops and units
- Wood-effect flooring in the kitchen

## Location

