



1 Wellhill Terrace, Perth, PH1 1PF

Offers Over £239,950



This generous family home offers an abundance of space, with a welcoming entrance hall leading to a large living room with bay window, downstairs W.C, fully fitted kitchen which leads onto a dining room and conservatory. Completing the ground floor is a bedroom. On the first floor, you'll find two generously sized bedrooms and a tastefully designed family bathroom.

Externally, the property boasts a carport with ample parking space for a number of cars. To the rear, a fully enclosed garden provides a tranquil retreat, mainly laid to lawn with a charming patio area—the ultimate suntrap perfect for enjoying the summer months.

Being near the city centre provides easy access to all the amenities, entertainment, and cultural experiences Perth has to offer. There are primary and secondary schools also within a short distance and a major supermarket is located nearby for those who prefer not to use transport. There are plenty of on street parking options and transport links nearby making commuting a breeze.

- 3 Bedrooms
- Close To All Local Amenities
- Period & Charming Features
- Private Garden
- Off Street Parking



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GROSS INTERNAL AREA
FLOOR 1: 59.6 m² (641 sq.ft.) FLOOR 2: 41.2 m² (443 sq.ft.)
TOTAL: 100.8 m² (1,085 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(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 ₂ emissions	
Scotland	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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