



28 Brocks Road, Perth, PH2 0GD Offers Over £389,950



This exceptional home offers a perfect balance of modern luxury and spacious design, thoughtfully arranged over two levels. Bright and welcoming, the ground floor features an inviting entrance hallway, a generous lounge filled with natural light, and a stylish open-plan kitchen with integrated appliances and a breakfast area/dining area — ideal for both everyday living and entertaining. French doors lead directly to the beautifully landscaped rear garden, creating seamless indoor-outdoor flow. A practical utility room and convenient WC complete the ground floor accommodation.

Upstairs, the landing leads to four well-proportioned double bedrooms. The principal bedroom and second bedroom each enjoy the added luxury of en suite shower rooms and with fitted wardrobes, while a contemporary family bathroom serves the remaining bedrooms.

Further highlights include gas central heating, double glazing throughout and solar panels. Outside, the mono-blocked driveway offers ample off-street parking and leads to a double integral garage — currently carpeted and offering potential for flexible use. The fully enclosed rear garden is mainly laid to lawn, with a patio area perfect for al fresco dining and entertaining. The property enjoys a prime plot that offers both privacy and tranquillity.

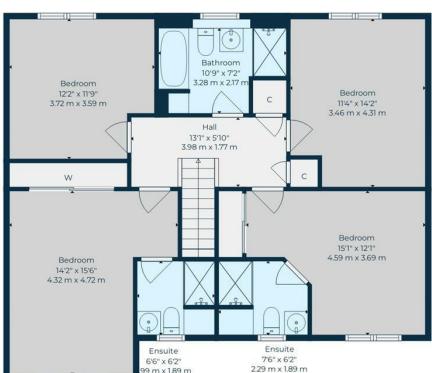
Early viewing is highly recommended to appreciate the quality and setting of this impressive family home.

Brocks Road is set in the popular Charlotte Gate development just off the main Glasgow Road on the outskirts of Perth. This property benefits from a variety of amenities such as nearby shops, restaurants including the popular Cherry Bank Inn, primary schools, secondary schools and is only a five-minute drive to the City Centre of Perth. This property is ideally placed for access to the Broxden Roundabout for quick links to larger Cities such as Dundee, Edinburgh and Glasgow, ideal for the commuter.

- 2 Ensuite Shower Rooms
- 4 Double Bedrooms
- Double Garage
- Double Glazing
- Gas Central Heating
- Move In Condition
- Large Driveway
- Sought After Location
- Corner Plot



Floor 1



Floor 2



28 Brocks Road, Perth, PH2 0GD

TOTAL: 1635 sq. ft, 152 m²
 FLOOR 1: 671 sq. ft, 62 m², FLOOR 2: 964 sq. ft, 90 m²
 EXCLUDED AREAS: GARAGE: 109 sq. ft, 29 m², UNDEFINED: 99 sq. ft, 4 m²
 WALLS: 150 sq. ft, 13 m²

All Measurements Are Approximate And For Display Purposes Only



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(F2 plus) A	
(B1-31) B	82 82
(69-80) C	
(55-64) 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	Current Potential
(F2 plus) A	
(B1-31) B	84 84
(69-80) C	
(55-64) 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.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk