



Varis Thriepland Wynd, Perth, PH1 2SG
Offers over £250,000

3 2 3 C



- Very deceptive detached villa
- 3 reception rooms
- Wealth of off-street parking
- Double glazing
- Very private position
- 3 double bedrooms 1 en-suite
- Modern kitchen & separate utility room
- Gas central heating
- Low maintenance garden grounds
- Sought-after area

This incredibly deceptive 3 bedroom 3 reception room detached villa enjoys a very peaceful position, neatly tucked away off Thriepland Wynd. Boasting very generous accommodation across its two floors, the property also features gas central heating, double glazing, good storage space, low maintenance garden grounds and a wealth of off-street parking.

On the ground floor there is an entrance vestibule leading into a central hallway, a useful downstairs WC, a spacious lounge with adjacent office/playroom, a dining room, bright sun room, modern kitchen and a separate utility room. On the first floor there is a generous family bathroom, two double bedrooms with built-in wardrobes and a generous master bedroom with dressing area and en-suite shower room. To the front of the property there is a large driveway providing parking for 5/6 cars or a motorhome and which also leads to the garage. It also has space for seating and planted borders. The grounds to the sides and rear are very low maintenance and feature a drying area, space for seating and two timber sheds.

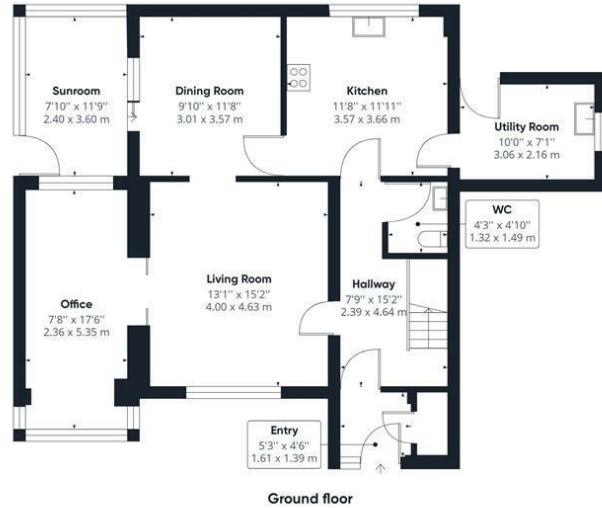




Location

Thrieland Wynd is a sought-after street within the Western Edge area of Perth with easy access to many local amenities, travel links and also the SSE Headquarters. Local schools, bus stops and a supermarket can all be found within walking distance.



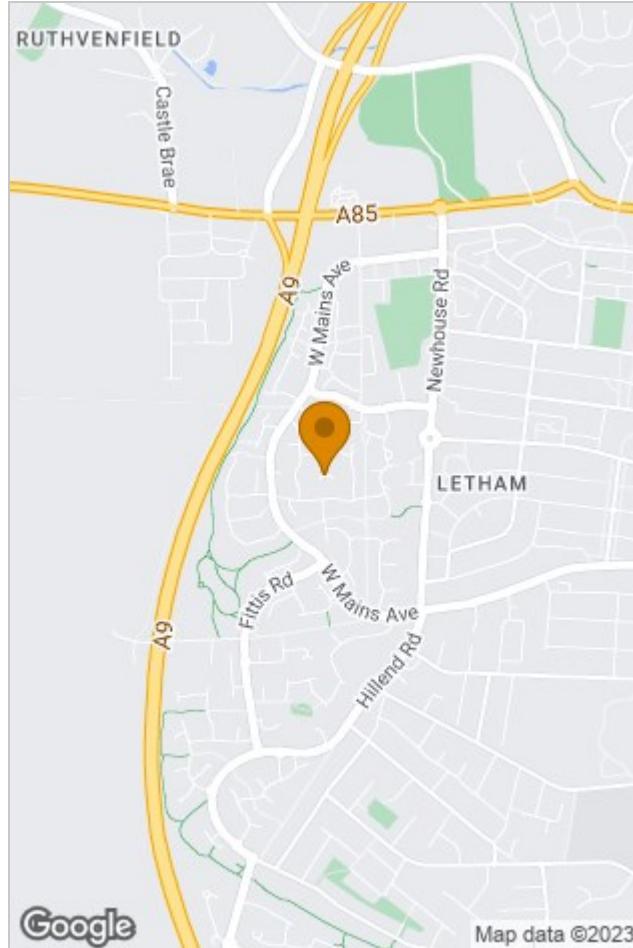


Approximate total area⁽¹⁾
1628.45 ft²
151.29 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	73	82
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	73	82
(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	EU Directive 2002/91/EC

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.