



10 Brocks Road, Perth, PH2 0GD
Offers over £365,000

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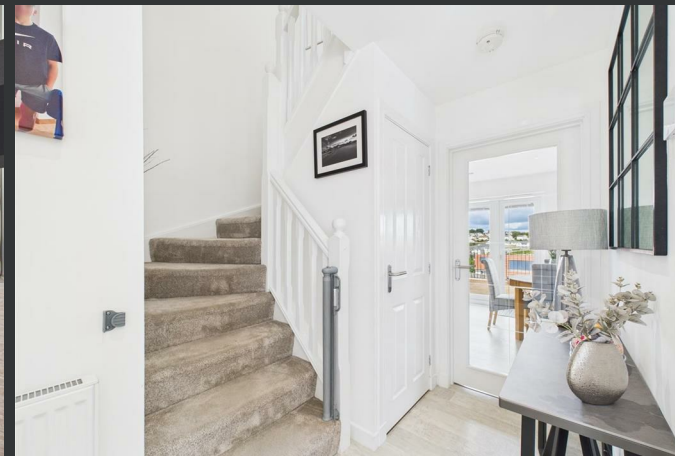
- Stunning 4 bedroom detached home
- Stylish living room and modern decor throughout
- Bright, open-plan kitchen/dining area
- Gas central heating
- Landscaped rear garden with elevated decking
- Contemporary kitchen with integrated appliances
- Principal bedroom with en-suite and Juliet balcony
- Utility room and downstairs WC
- Modern double glazing
- Monoblock driveway and garage

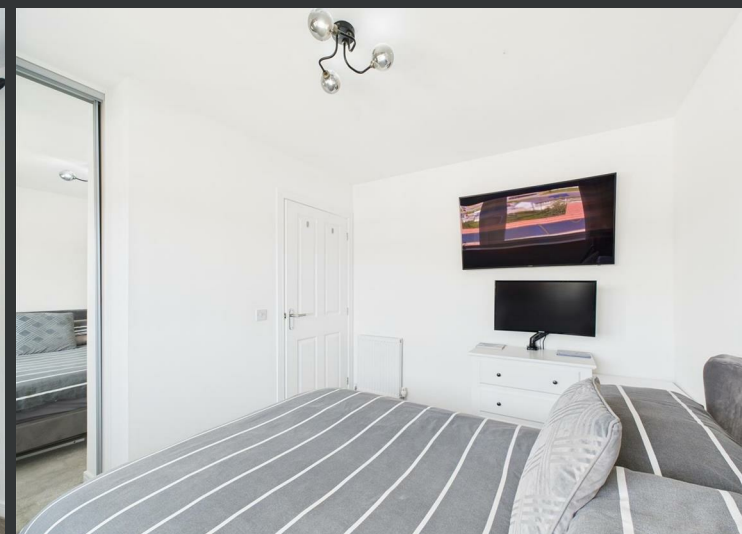
Nestled in the sought-after Charlotte Gate development, this striking four-bedroom detached family home blends contemporary design with practical family living. Boasting fantastic living space and various upgrades, the home greets you with a beautifully maintained exterior including plenty of off-street parking.

Step inside to find a bright hallway leading to a spacious living room, ideal for relaxing or entertaining. The standout feature is the stunning dining kitchen – a sleek, modern space with integrated appliances and ample room for family dining. French doors open out onto an elevated deck with superb panoramic views, perfect for alfresco dining. A handy utility room and downstairs WC complete the ground level.

Upstairs, the home offers four generously sized bedrooms, including a luxurious principal bedroom with en-suite shower room and Juliet balcony. The remaining bedrooms are well-proportioned and versatile – perfect for family, guests, or home working. A contemporary family bathroom with stylish tiling and fixtures adds further appeal. Outside, the rear garden is fully enclosed with terraced lawn and stair access – ideal for play and pets. Solar panels provide added energy efficiency, while modern finishes throughout create a turn-key experience for any buyer.

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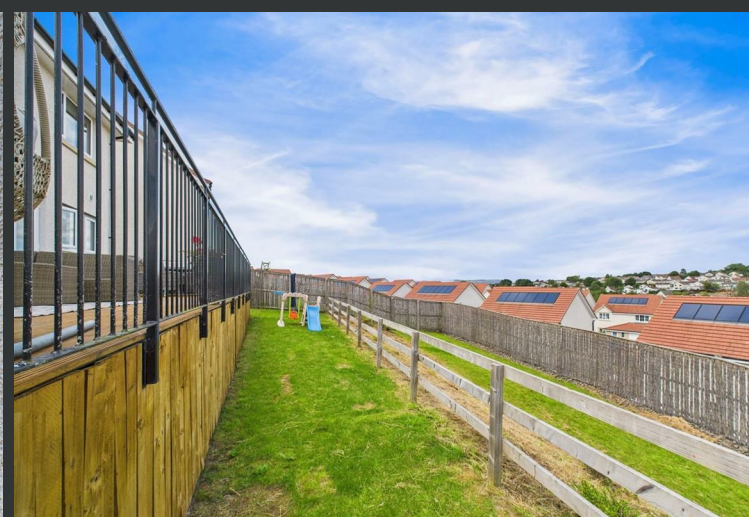


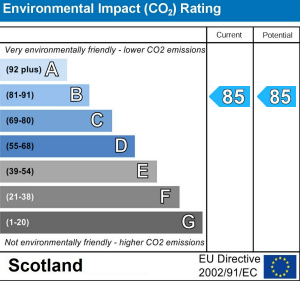
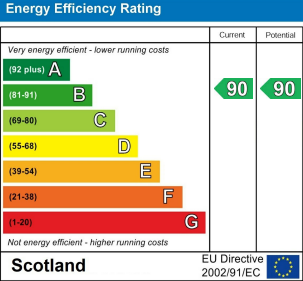


Location

10 Brocks Road enjoys a peaceful setting within a sought-after development just off Glasgow Road. It's ideally positioned for families, with excellent local amenities, primary and secondary schools, and green spaces nearby. Perth city centre is just a short drive away, offering a wide range of shops, restaurants, and leisure facilities. For commuters, the A9 and M90 are easily accessible, linking to Dundee, Edinburgh, and beyond. Public transport links are also strong, with regular bus routes and nearby Perth train station. The surrounding area offers river walks, golf courses, and outdoor pursuits – perfect for active lifestyles.







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.