



38 Duncansby Way, Perth, PH1 5XE
Offers over £100,000

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- Two generous bedrooms with storage
- Modern fitted kitchen
- Ground-floor position with secure entry
- Double glazing and electric heating
- Close to excellent travel links
- Bright, stylish living room
- Bathroom white three-piece suite
- Resident and visitor parking available
- Peaceful setting with green surroundings
- Ideal for first-time buyers, downsizers or investors

Positioned on the ground floor, 38 Duncansby Way offers a well-presented and practical two-bedroom flat ideal for first-time buyers, downsizers or investors alike. The property enjoys a peaceful position with leafy green surroundings and is just moments from excellent local amenities and transport links.

Inside, the accommodation comprises a bright and spacious lounge with feature wall and ample space for both relaxing and dining. The separate kitchen is well-equipped with a good range of units, contrasting worktops, and tiled splashbacks, offering both functionality and charm. The two bedrooms are both generous in size with the principal bedroom overlooking green space and offering a tranquil outlook. The second bedroom is currently used as a study and benefits from excellent natural light. A fresh and modern bathroom, fitted with a white suite and attractive tiling, completes the interior accommodation. Further benefits include secure entry, double glazing, electric heating, superb storage space and residents' parking. The building is surrounded by well-maintained communal grounds, creating a pleasant and quiet living environment. This appealing home offers great value in a sought-after location close to supermarkets, schools and major road links. Viewing is highly recommended to appreciate the comfort and setting this property provides.

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Location

Duncansby Way lies within a popular residential area in the western part of Perth. It offers convenient access to a range of local amenities including supermarkets, cafés, and Perth Royal Infirmary. The city centre is within easy reach by bus, bike or car, offering further retail and leisure options. Families benefit from nearby primary and secondary schools, while commuters enjoy excellent road links to the A9 and M90. The neighbourhood itself is peaceful, with mature trees, green open space and a strong sense of community, making it a desirable spot for a variety of buyers seeking comfort and accessibility.





