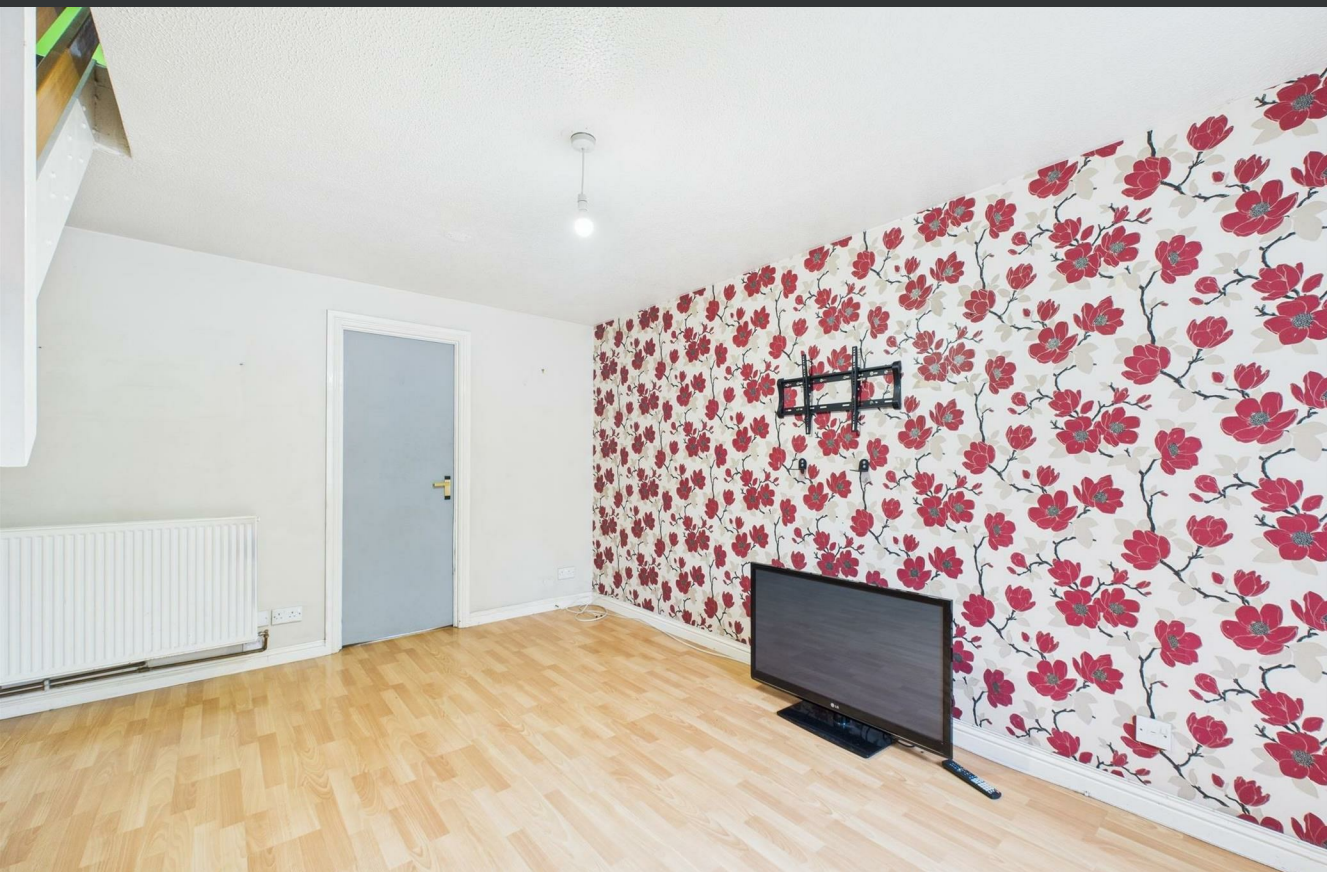
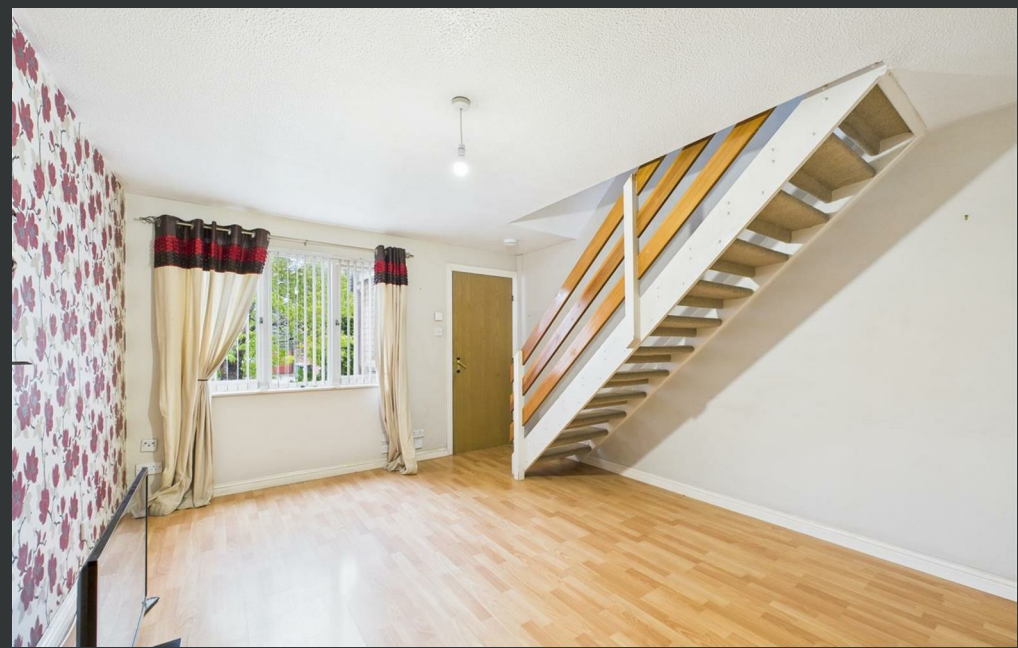
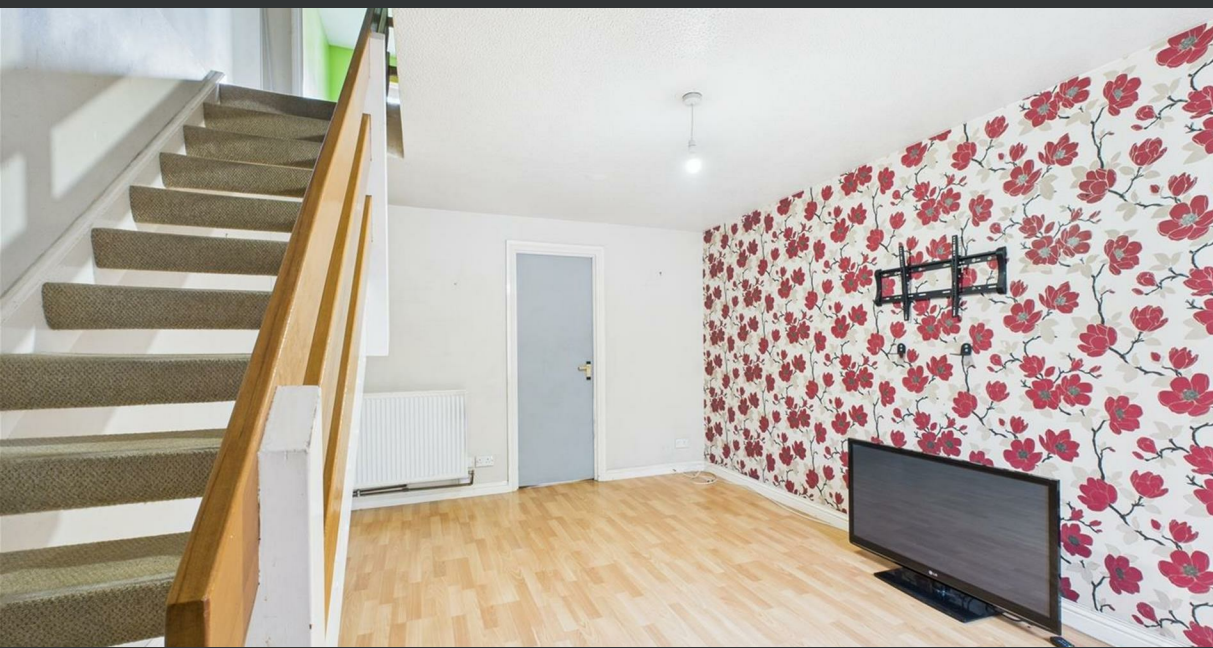




9 Thriepland Wynd, Perth, PH1 1RQ
Offers over £135,000



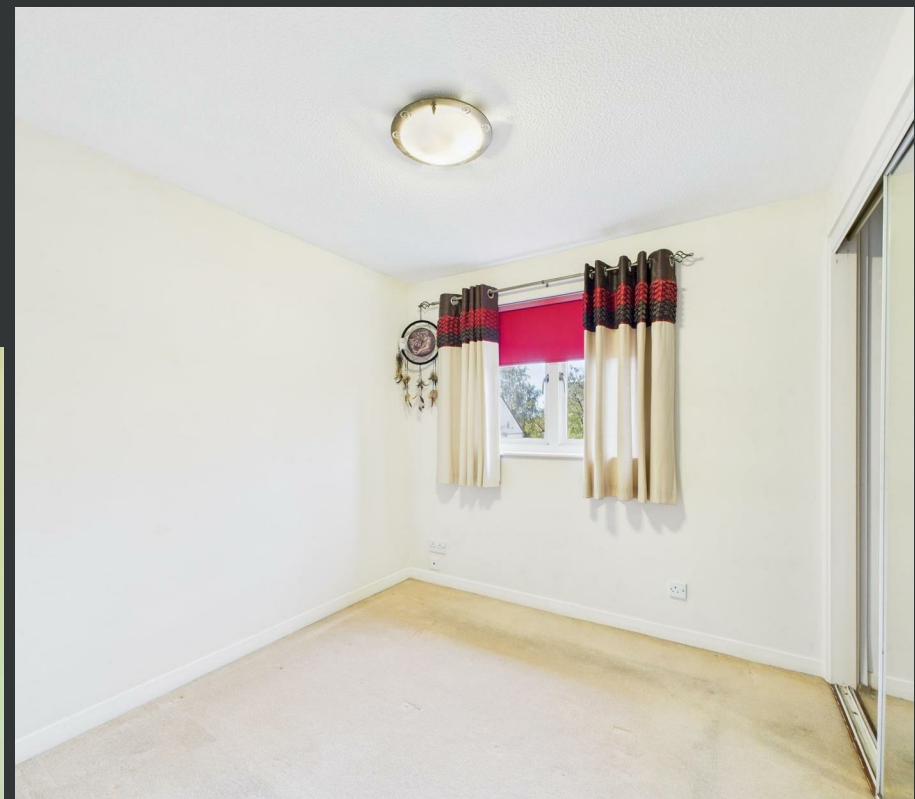
9 Thriepland Wynd Perth, PH1 1RQ

- Two-bedroom semi-detached villa
- Functional kitchen with garden access
- Two double bedrooms, one with mirrored wardrobes
- Off-street parking via driveway
- Close to schools, shops, and amenities
- Bright and spacious lounge
- Family bathroom with shower over bath
- Generous private rear garden with lawn and shed
- Popular and peaceful cul-de-sac setting
- Ideal for first-time buyers, downsizers, or investors

9 Thriepland Wynd is a two-bedroom semi-detached villa located within a popular residential area of Perth. Offering a bright interior and generous outdoor space, this home represents an excellent opportunity for first-time buyers, downsizers, or investors.

The ground floor is centred around a spacious lounge, which enjoys good natural light from the front aspect window and features a modern staircase leading to the upper level. To the rear, the kitchen offers a practical layout with ample units and worktop space, along with direct access to the garden. Upstairs, there are two well-proportioned bedrooms, both neutrally finished and one benefitting from fitted mirrored wardrobes. The family bathroom is fitted with a white three-piece suite and shower over bath. Externally, the property includes a generous rear garden with lawn, patio, and garden shed, offering excellent potential for outdoor living. To the front, there is a monoblock driveway providing off-street parking. Well-positioned in a quiet cul-de-sac, the home enjoys a peaceful setting while being close to local schools, shops, and transport links into Perth city centre and beyond. With scope for personalisation, 9 Thriepland Wynd offers a superb chance to create a welcoming home to suit individual tastes.

Offers over £135,000





Location

Thrieland Wynd is located in a desirable residential area of Perth, offering a family-friendly environment with excellent amenities nearby. Local shops, primary and secondary schools, and leisure facilities are all within easy reach. Perth city centre is just a short drive or bus journey away, providing a wide selection of restaurants, retail outlets, and cultural attractions. Commuters benefit from easy access to the A9 and other major routes, linking to Dundee, Stirling, Edinburgh, and Glasgow. With both convenience and tranquillity, this location is well-suited to those seeking suburban living while remaining close to Perth's vibrant city amenities.







Ground floor



Floor 1



Approximate total area⁽¹⁾

531 ft²
49.3 m²

Reduced headroom

14 ft²
1.3 m²

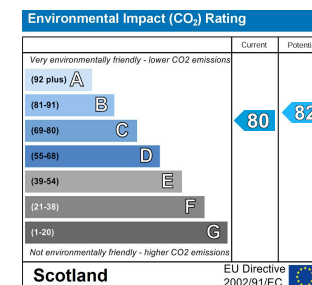
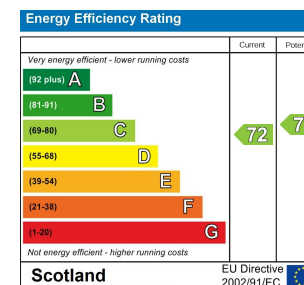
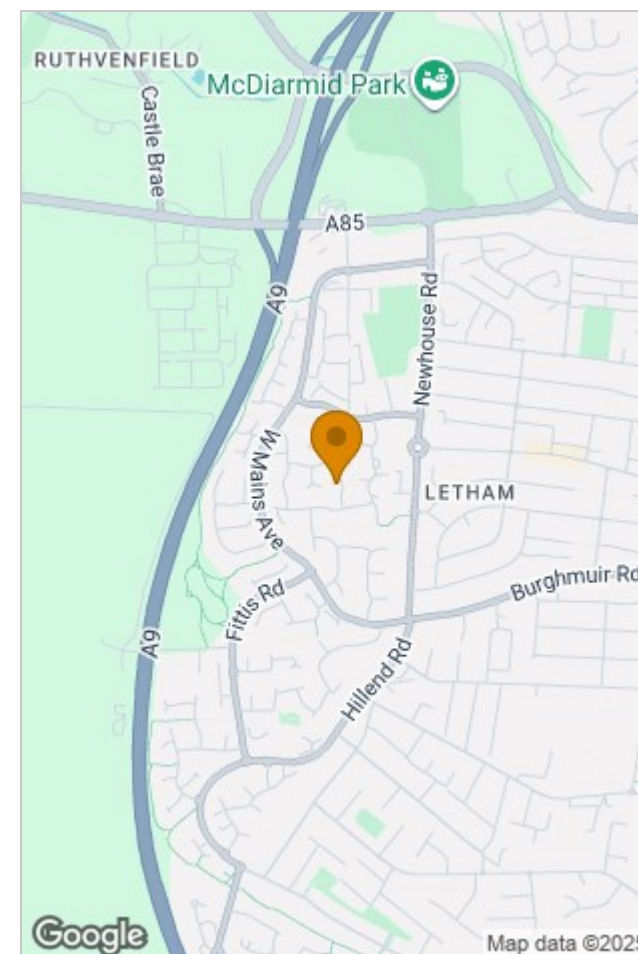
(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

