



127 Potterhill Gardens, Perth, PH2 7EE
Offers over £150,000



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- Three-bedroom end-terrace home
- Feature fireplace in living room
- Family bathroom on the first floor
- Double glazing and electric storage heating
- End-terrace position for added privacy
- Spacious lounge with patio doors to garden
- Bright dining kitchen with good storage
- Excellent storage throughout
- Private rear garden with patio space
- Peaceful cul-de-sac location

Situated within a peaceful cul-de-sac in a well-established residential area, 127 Potterhill Gardens presents a fantastic opportunity to acquire a bright and spacious three-bedroom end-terrace home. Offering excellent proportions and a versatile layout, this property is ideal for families, first-time buyers, or downsizers alike.

The ground floor features a welcoming entrance hallway leading into a generous lounge, complete with a feature fireplace and sliding patio doors that open directly onto the rear garden, filling the space with natural light. The dining kitchen is well appointed, offering ample storage and workspace alongside room for a family dining table. Upstairs, the home provides three good-sized bedrooms, each with pleasant outlooks, and a well-proportioned family bathroom. The property also benefits from excellent storage throughout. Externally, the property enjoys a private, low-maintenance rear garden, ideal for relaxing or entertaining outdoors, while the front garden provides an attractive entrance and scope for personalisation. With electric storage heating and double glazing throughout, this home offers comfort and efficiency. Requiring a degree of cosmetic modernisation, it represents a superb chance to place your own stamp on a spacious family home in a sought-after location.

Offers over £150,000





Location

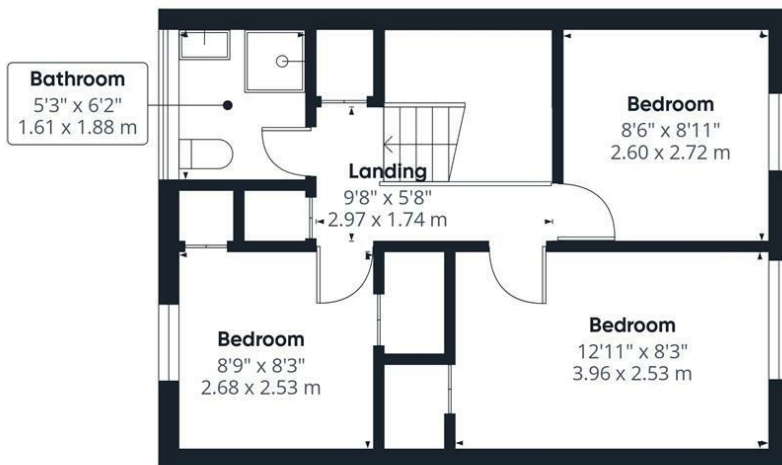
Potterhill Gardens lies within a quiet and well-established residential area of Perth, offering a welcoming community atmosphere. The property enjoys easy access to local amenities, including shops, schools, and leisure facilities, while Perth city centre is just a short drive or bus journey away. Excellent road links, including the nearby M90, provide convenient connections to Edinburgh, Dundee, and beyond, making it ideal for commuters. Outdoor enthusiasts will appreciate nearby parks and green spaces, perfect for family walks and recreation. With its blend of peaceful surroundings and excellent transport links, Potterhill Gardens is a superb location for family living.







Ground floor



Floor 1

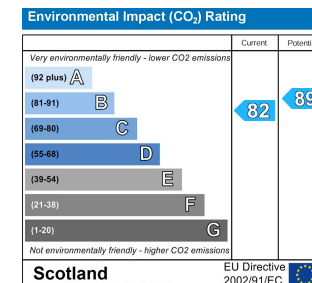
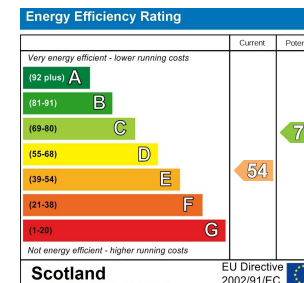
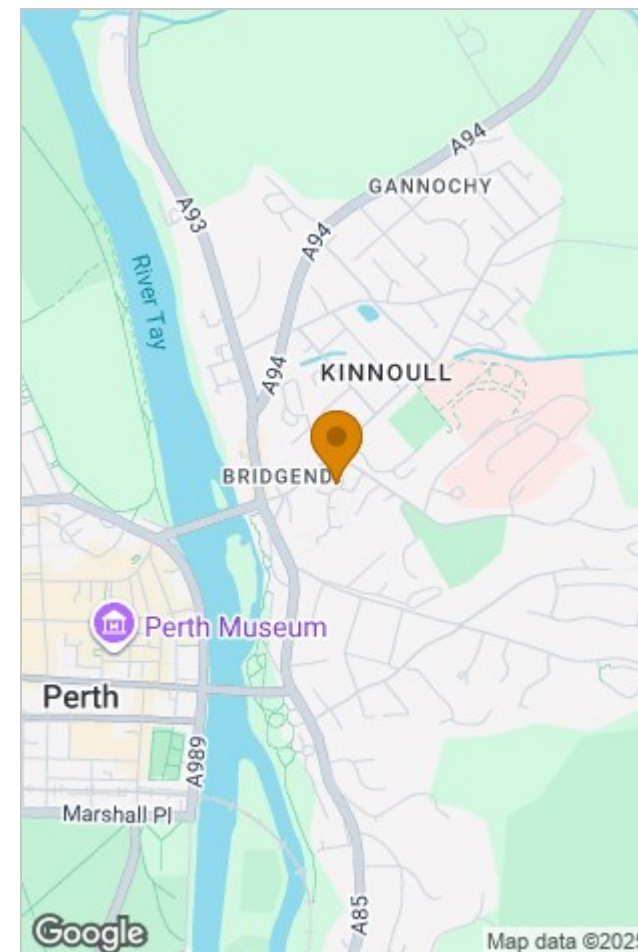


Approximate total area⁽¹⁾
767 ft²
71.2 m²

(1) Excluding balconies and terraces

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

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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.

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