



106 Jeanfield Road, Perth, PH1 1LP  
Offers over £280,000

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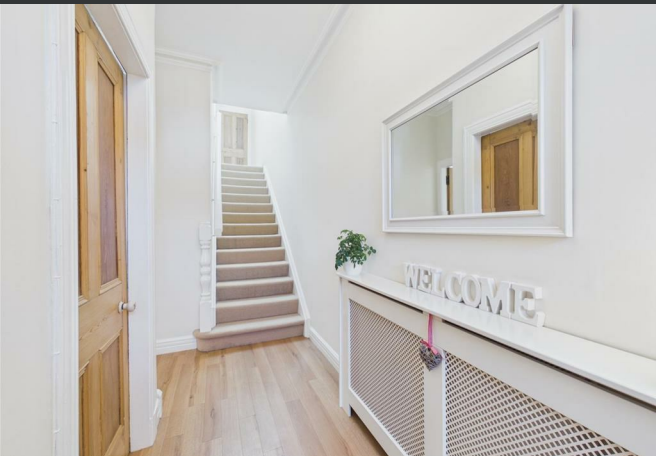
# 106 Jeanfield Road Perth, PH1 1LP

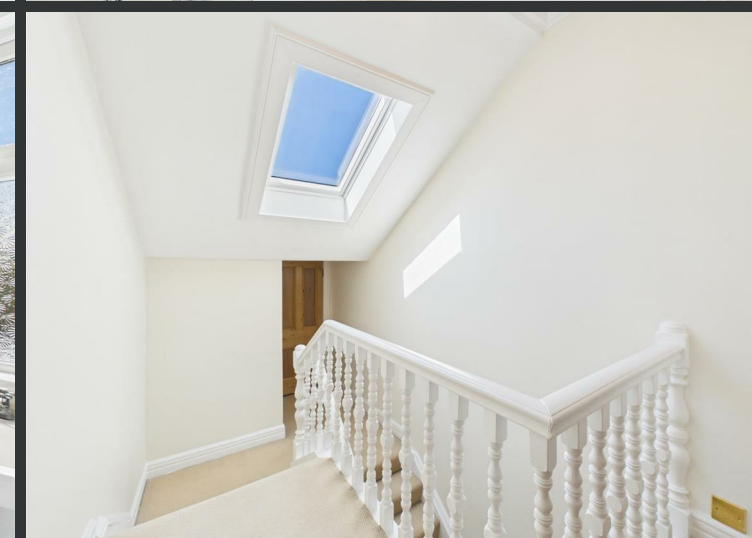
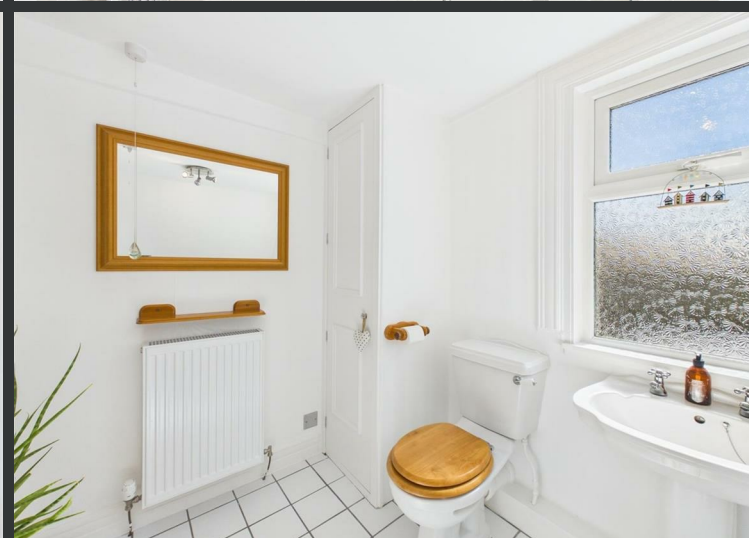
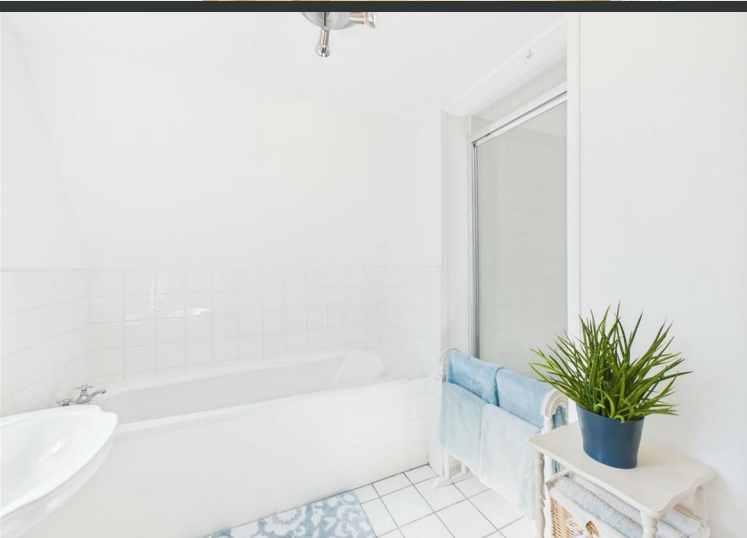
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- Traditional semi-detached villa
- Three spacious bedrooms
- Open-plan dining area
- Gas central heating & double glazing
- Beautifully maintained south-facing rear garden
- Open log fire & wood-burning stove
- Bright bay-windowed lounge
- Stylish dining kitchen
- Detached garage & driveway for up to 3 cars
- Excellent access to schools and amenities

Situated within a highly sought-after area of Perth, 106 Jeanfield Road is a beautifully presented traditional semi-detached villa offering generous family accommodation, charming period features and impressive outdoor space.

This attractive home immediately impresses with its striking sandstone frontage, private driveway for up to 3 cars, and detached garage. Internally, the property blends classic character with modern comfort, featuring high ceilings, decorative cornicing, bay windows and bright, spacious living areas throughout. The welcoming lounge features an open log fireplace and an elegant bay window with attractive open views, while the adjoining dining area, complete with a wood-burning stove, provides an excellent space for both entertaining and everyday family life. To the rear, the stylish dining kitchen provides excellent storage and workspace, with access to a useful shower room and garden room beyond. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom with separate shower and bath, all presented in excellent condition. The elevated position allows for attractive views across the surrounding area and towards the countryside beyond. Externally, the beautifully maintained and south-facing rear garden offers a wonderful private retreat with manicured lawns, mature planting and seating areas ideal for relaxing or entertaining. A superb family home in a prime residential location close to schools, amenities and Perth city centre.

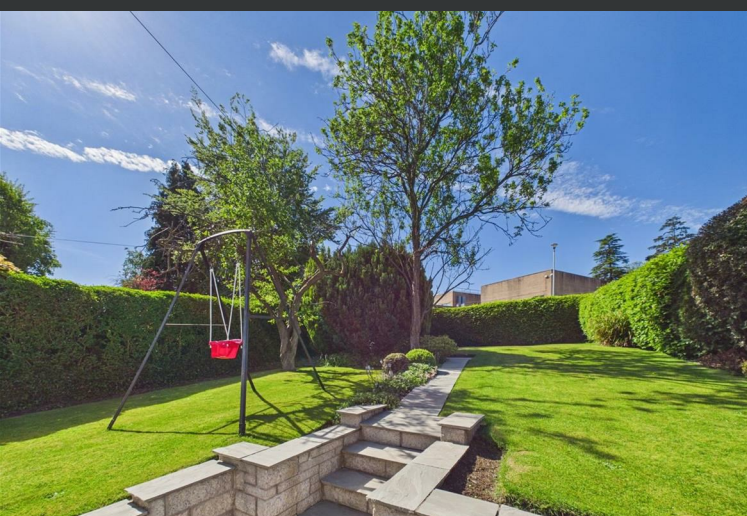
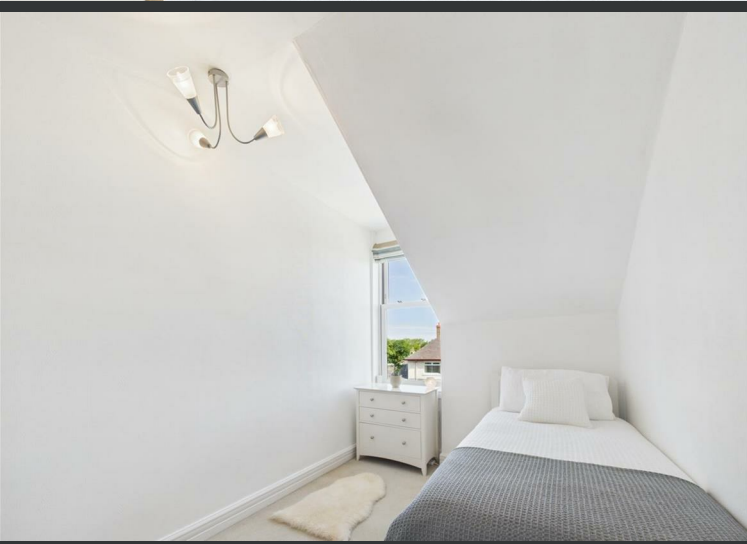




## Location

Jeanfield Road is a highly regarded residential address within Perth, popular with families and professionals alike due to its excellent convenience and attractive surroundings. The area offers easy access to Perth city centre, where a wide range of shops, restaurants, cafés and leisure facilities are available. Well-respected primary and secondary schools are located nearby. Residents also benefit from excellent transport links, with straightforward access to the A9 connecting to Edinburgh, Glasgow, Dundee and Inverness. Nearby parks, walking routes and recreational facilities provide excellent outdoor opportunities, making this a superb location for those seeking both convenience and lifestyle appeal.







**Approximate total area<sup>(1)</sup>**

1342 ft<sup>2</sup>  
124.7 m<sup>2</sup>

**Reduced headroom**

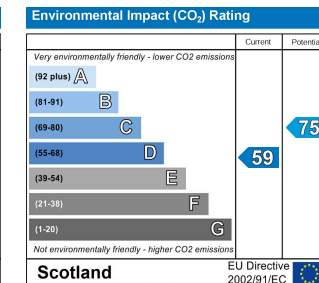
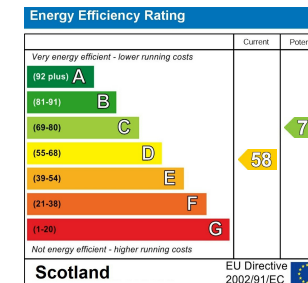
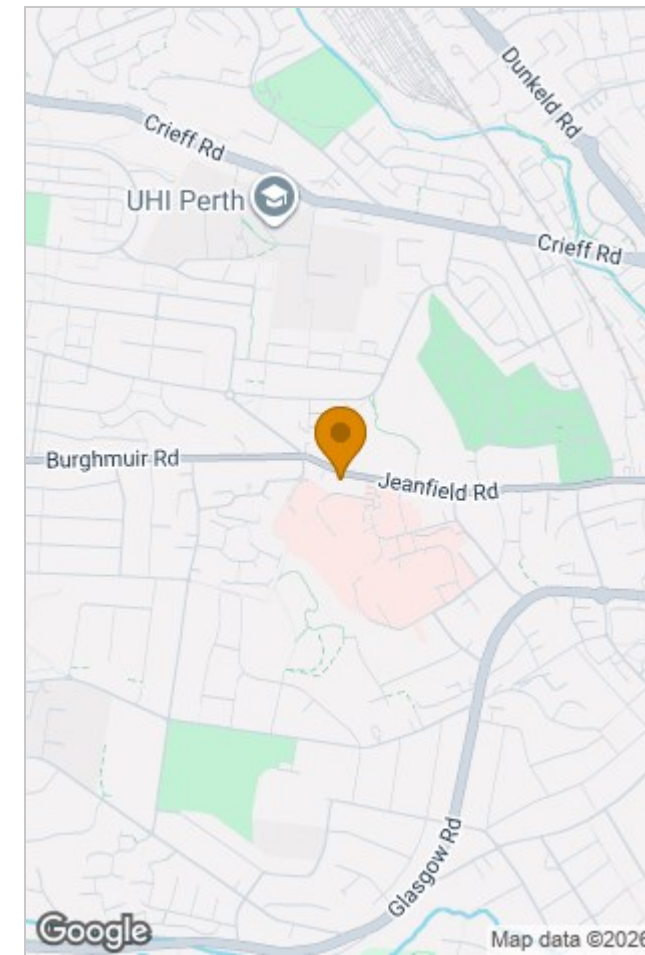
10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(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.

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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.

