Simple Approach

Estate Agents







2 Wallace Place., Perth

PH1 2PA

Offers over £153,950

13-15 St Leonards Bridge, Perth, PH2 0DR
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2 Wallace Place., Perth, PH1 2PA

Welcome to this charming semi-detached family home located on Wallace Place in the picturesque city of Perth. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The modern design throughout the home ensures a comfortable and stylish living environment.

As you enter, you will find a welcoming reception room that serves as the perfect space for relaxation or entertaining guests. The property features a well-appointed bathroom, catering to the needs of the household with ease.
One of the standout features of this home is the private back garden, providing a tranquil outdoor space for family gatherings, gardening, or simply enjoying the fresh air. The sought-after location adds to the appeal, offering a friendly neighbourhood atmosphere while remaining conveniently close to local amenities.

The property is equipped with gas heating and double glazing, ensuring warmth and energy efficiency throughout the year. This home presents an excellent opportunity for those looking to settle in a desirable area of Perth, combining modern living with the comforts of a family home. Don't miss the chance to make this lovely property your own.

Entrance Hallway
5'8" x 5'9" (1.74 x 1.76)
12'5" x 5'8" (3.79 x 1.75)

* Please note that this property is of non-traditional construction, known as NO-FINES. We strongly recommend that prospective purchasers speak with their mortgage advisor or lender prior to proceeding to confirm that suitable mortgage finance is available *

Lounge
14'4" x 10'10" (4.38 x 3.32)

Kitchen/Dining
10'2" x 17'4" (3.12 x 5.29)

Bedroom One
9'4" x 11'0" (2.85 x 3.36)

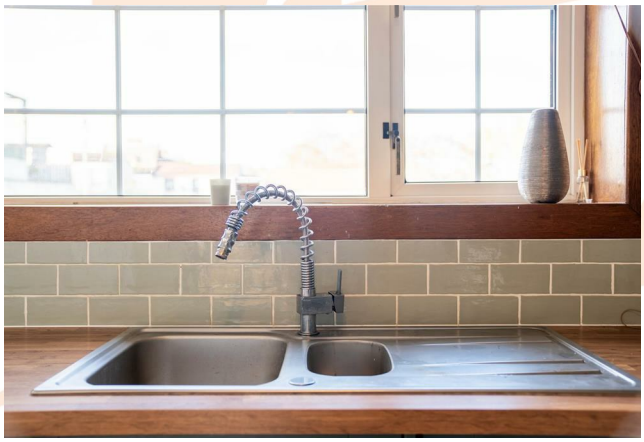
Bedroom Two
11'0" x 6'5" (3.36 x 1.98)

Bedroom Three
14'2" x 8'4" (4.32 x 2.55)

Family Bathroom



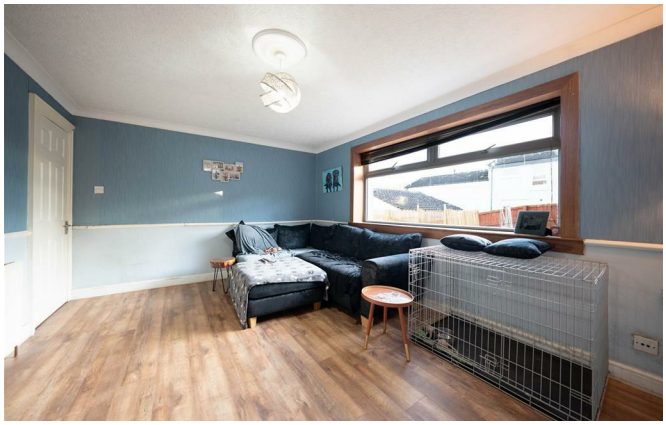


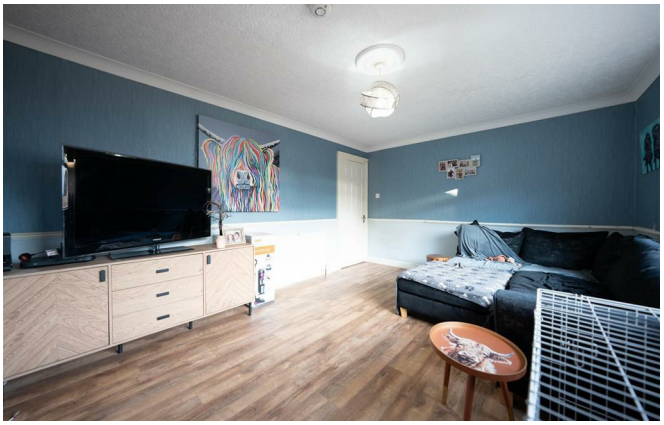


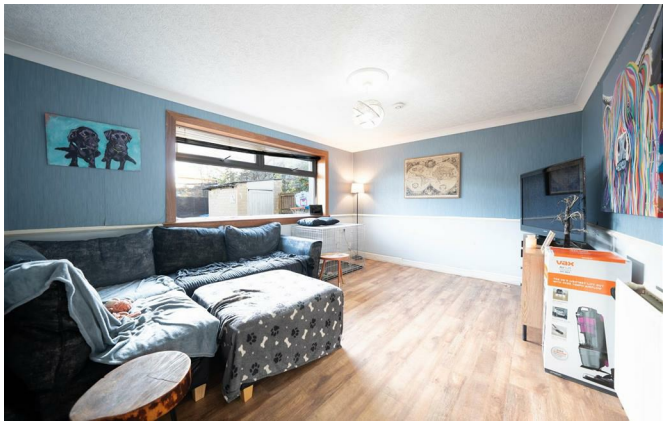




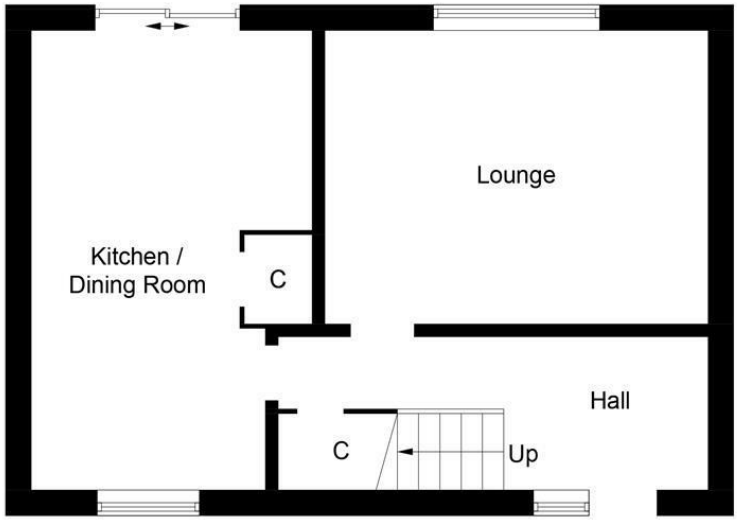
- Semi-Detached Family Home
- Bright & Spacious Lounge
- Sought After Location
- Three Well Proportioned Bedrooms
- Private Backgarden
- * NON-TRADITIONAL CONSTRUCTION *
- Modern & Stylish Kitchen
- Gas Heating & Double Glazing



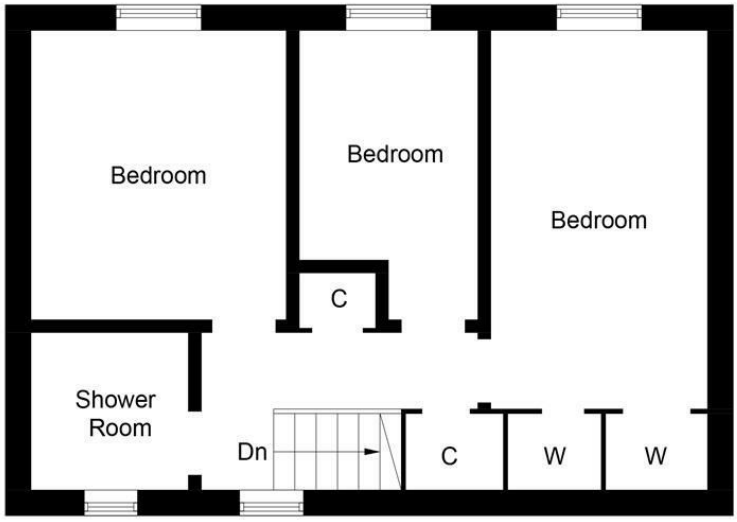








Ground Floor



First Floor

