



35 Brahan Terrace, Perth PH1 2LP

Guide Price £130,000







GENERAL DESCRIPTION

This spacious, end-terraced Villa is situated in the popular Letham area of Perth, walking distance to town and local amenities. These include both primary and secondary schools, Perth College, the Royal Infirmary, and there are frequent town and country 'bus routes, and rail links close by. Access to the outer-ring motorway network is a short drive away via the Broxden interchange, providing easy commuting to all major cities in the central belt.

The property itself offers deceptively spacious accommodation. A UPVC front door opens to a spacious hall with under stair cupboard housing the fuse box and access to all accommodation. There is a generous living room with an electric fire and door leading through the kitchen which is currently fitted with white wall and base units, contrasting laminate worktops, tiled effect vinyl flooring, a cupboard housing the water tank and a UPVC door leading to the back garden. The appliances include a free-standing electric cooker and space a larder fridge, freezer and washing machine. The part-tiled bathroom is currently fitted with a white suite, chrome heated towel rail and a bath with an electric shower above and the first-floor accommodation comprises 3 good-sized double bedrooms with generous built-in storage and pleasant views.

The property stands in neatly maintained front and rear gardens with a gate opening to a nicely presented front garden, laid mainly to lawn with neatly manicured shrubs, a path with handrail and chipped area to side leading to the steps up to the front door. A timber gate to the side opens to a good-size fully enclosed rear garden which enjoys herbaceous flower beds, a paved patio, drying lines, a timber shed and rear terrace with gates.

This good-size move-in condition property would make an ideal family home and is likely to appeal to a wide range of prospective purchasers. Early viewing is highly recommended.













ROOM MEASUREMENTS

HALL	-	15'2 x 6'4	4.90m x 1.04m approx.
LIVING ROOM	-	15'5 x 12'	2.87m x 2.54m approx.
KITCHEN	-	14'5 x 8'9	3.78m x 2.31m approx.
BATHROOM	-	7'2 x 6'4	2.84m x 1.70m approx.
LANDING	-	6'5 max x 10'5	2.36m x 0.94m approx.
MASTER	-	15'5 x 10'5	1.07m x 0.94m approx.
BEDROOM 2	-	11'7 x 10'9	1.14m x 0.94m approx.
BEDROOM 3	-	10'7 x 9'2	3.84m x 3.53m approx.



Ground Floor



First Floor

Home Report valuation: £130,000.

Council Tax: Band C.

EPC Rating: Band E.

To View: Contact 01738 635300.

McCash & Hunter Ref: AD/EA/BRAH.

PSPC area: Perth.





25 South Methven Street, Perth PH1 5PE

Tel: 01738 635300 Fax: 01738 631155

Email: property@mccash.co.uk <http://www.mccash.co.uk>

Disclaimer: Although these particulars are believed to be accurate they are intended only to give a general description of the property. Their accuracy is not warranted and they do not form part of an offer to sell.