





McEwan Fraser Legal

Solicitors & Estate Agents

01738 500 655

20 Juniper Place

PERTH, PERTHSHIRE, PH1 1EZ

PERTHSHIRE













20 Juniper place is situated in a highly desirable, mature residential area of the City. Perth city centre, situated in the heart of Scotland, is a consistent winner of Beautiful Britain award. It is home to a community of eclectic retailers, atmospheric eateries, a bustling shopping centre, theatre and concert hall. In Perth city centre you can shop, eat and be entertained.

Perth has a wide range of independent shops as well as some of the high street brands. Excellent schooling is available at both senior and primary level with renowned fee paying schools such as Glen Almond, Strathallan, Kilgraston and Craigclowan in the vicinity.









The River Tay, Moncreiffe Island, Rodney Gardens, Scone Palace, Kinnoul Hill and the Black Watch Castle and Museum









Prepare to be fabulously surprised by the scope and presentation of this superb family home. The original Bungalow has been extended to include a country style dining kitchen, lounge and four bedrooms. The master bedroom has an en-suite shower room presented in a modern style and there is ample storage. The lounge is meticulously presented in a neutral palette with a large sliding patio door providing a garden aspect and an open outlook over the park. The family bathroom benefits from a shower over bath with a glazed screen.

The gardens provide pleasure in the form of shrub beds to the front and a patio area and lawn edged with slate for ease of maintenance. A detached, single garage with a drive for several cars completes all on offer.

NICELY **EXTENDED BUNGALOW** OFFERING

FOUR BEDROOMS | **OPEN OUTLOOK** TO REAR







20 JUNIPER PLACE







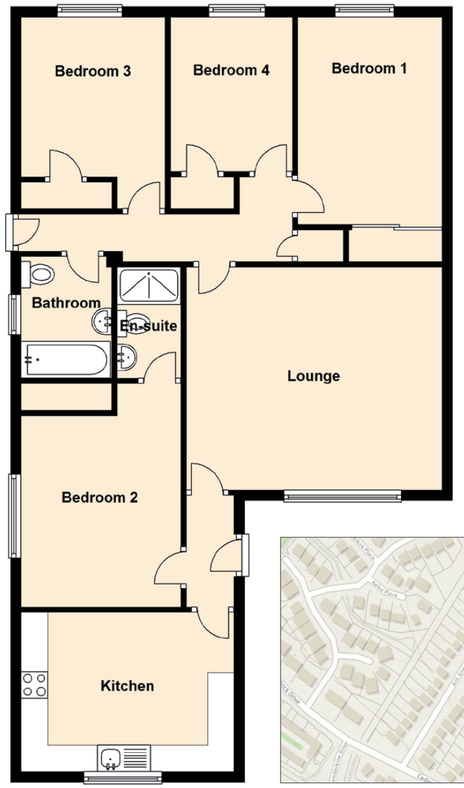












FLOOR PLAN
DIMENSIONS
PROPERTY LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.20m (13'9")
Kitchen	4.00m (13'1") x 3.00m (9'10")
Bedroom 1	3.90m (12'10") x 2.70m (8'10")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
En-suite	2.10m (6'11") x 1.20m (3'11")
Bedroom 3	3.00m (9'10") x 2.70m (8'10")
Bedroom 4	2.90m (9'6") x 2.30m (7'7")
Bathroom	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m^2) - 90 m^2

EPC Rating - D

SINGLE GARAGE

LOCAL AMENITIES

NEAR SCHOOLS

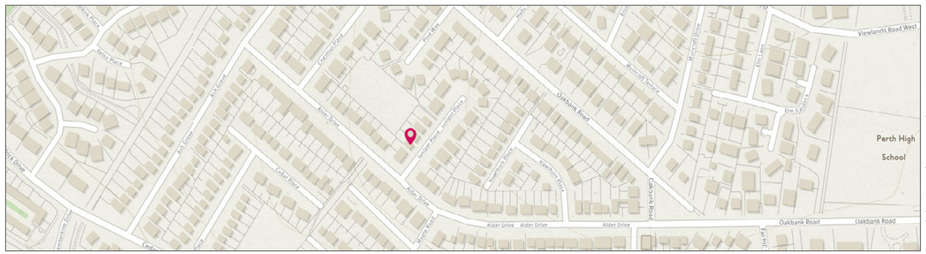


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Tel. 01738 500 655
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
BEN DAYKIN
Designer