

WOODLEA

10 Upper Woodlands, Perth, PH1 1DJ



WELCOME TO WOODLEA

Forming part of a small, exclusive cul-de-sac development in Perth, this detached bungalow offers spacious and flexible accommodation arranged over an easy-to-manage single storey, including three bedrooms, two reception rooms, a dining kitchen, and two bathrooms (plus a separate WC), as well as generous gardens, an attached double garage, and a private driveway.

GENERAL FEATURES

- Generous detached bungalow in Perth
- Spacious and flexible single-storey accommodation
- Part of a small, cul-de-sac development
- EPC Rating - D

ACCOMMODATION FEATURES

- Entrance vestibule and hall with storage and WC/cloakroom off
- Triple-aspect living room
- Formal dining room
- Attractive, modern dining kitchen
- One en-suite bathroom
- Separate four-piece family bathroom
- Gas central heating and double glazing

EXTERNAL FEATURES

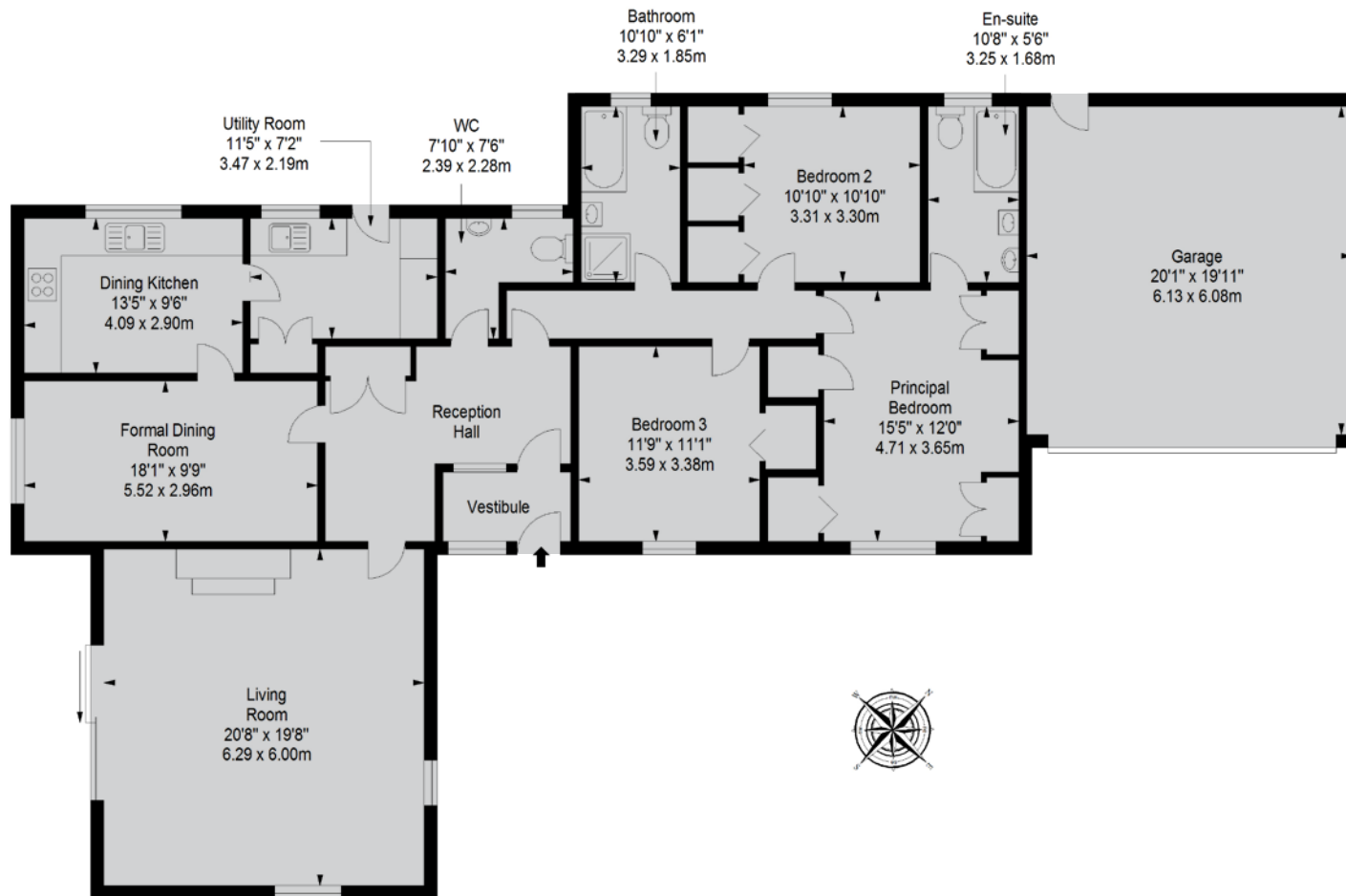
- Generous garden grounds with two patios
- Attached double garage
- Private multi-car driveway



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The floorplan is for illustrative purposes. All sizes are approximate.





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Woodlea

A WELCOMING INTRODUCTION TO WOODLEA

A practical entrance vestibule invites you into the home and leads through to a hall with a WC/cloakroom off, built-in storage, and space for furniture items.





TWO FLEXIBLE

& SPACIOUS
RECEPTION
ROOMS

The home accommodates two spacious and versatile reception areas – a living room and a dining room. The living room occupies a generous footprint which allows for various configurations of lounge furniture, all arranged around a homely, modern fireplace. The living room is illuminated by triple-aspect glazing, including wide, southwest-facing patio doors opening onto the garden. The dining room offers the perfect setting for sit-down meals and entertaining, with ample space for a large dining table and chairs alongside additional furniture. It also benefits from direct access to the kitchen.





DINING KITCHEN

The kitchen accommodates space for a casual breakfasting/dining area, providing an ideal space for morning coffee, busy weekday breakfasts, and socialising while cooking. It is well-appointed with a wide range of attractive, modern cabinets, spacious worktops, and splashbacks, with integrated appliances comprising a double oven, a gas hob, an extractor fan, and a dishwasher. The kitchen is supplemented by a utility room with matching cabinetry, workspace, generous storage, external access, an integrated fridge/freezer, a freestanding washing machine, and an undercounter fridge.



WELL-
APPOINTED
COOKING ZONE
WITH SPACE
FOR DINING





BEDROOMS

THREE TRANQUIL SLEEPING AREAS

The bungalow's three double bedrooms all offer plenty of space for freestanding furniture, and all three are accompanied by excellent built-in/fitted storage. The bedrooms also provide space for a study area, perfect for those requiring a quiet space to work or study from home, and the principal is accompanied by its own en-suite bathroom.

Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, freestanding goods, and the safe in the hall cupboard will be included in the sale.



THE PRINCIPAL IS
ACCOMPANIED BY
ITS OWN EN-SUITE
BATHROOM





TWO WASHROOMS

ONE EN-SUITE BATHROOM & A
SEPARATE FOUR-PIECE FAMILY BATHROOM

The principal bedroom's en-suite comprises a bathtub, a pedestal basin, a bidet, a WC, and a tall towel radiator, whilst the family bathroom comes complete with a bathtub, a separate shower enclosure, a basin and WC, a tall towel radiator, and a clothes pulley. Gas central heating and double glazing ensure year-round comfort and efficiency, and the home has a burglar alarm.



GARDEN & PARKING

Externally, the home is accompanied by very generous gardens to the front, side, and rear, predominantly featuring spacious, well-maintained lawns, two delightful patios, a wealth of mature trees, leafy shrubbery, and colourful planting – perfect for alfresco dining, family recreation, and relaxing during the warmer months. Excellent private parking is provided by an attached double garage and a multi-car driveway.





VERY GENEROUS GARDENS AND
EXCELLENT PRIVATE PARKING

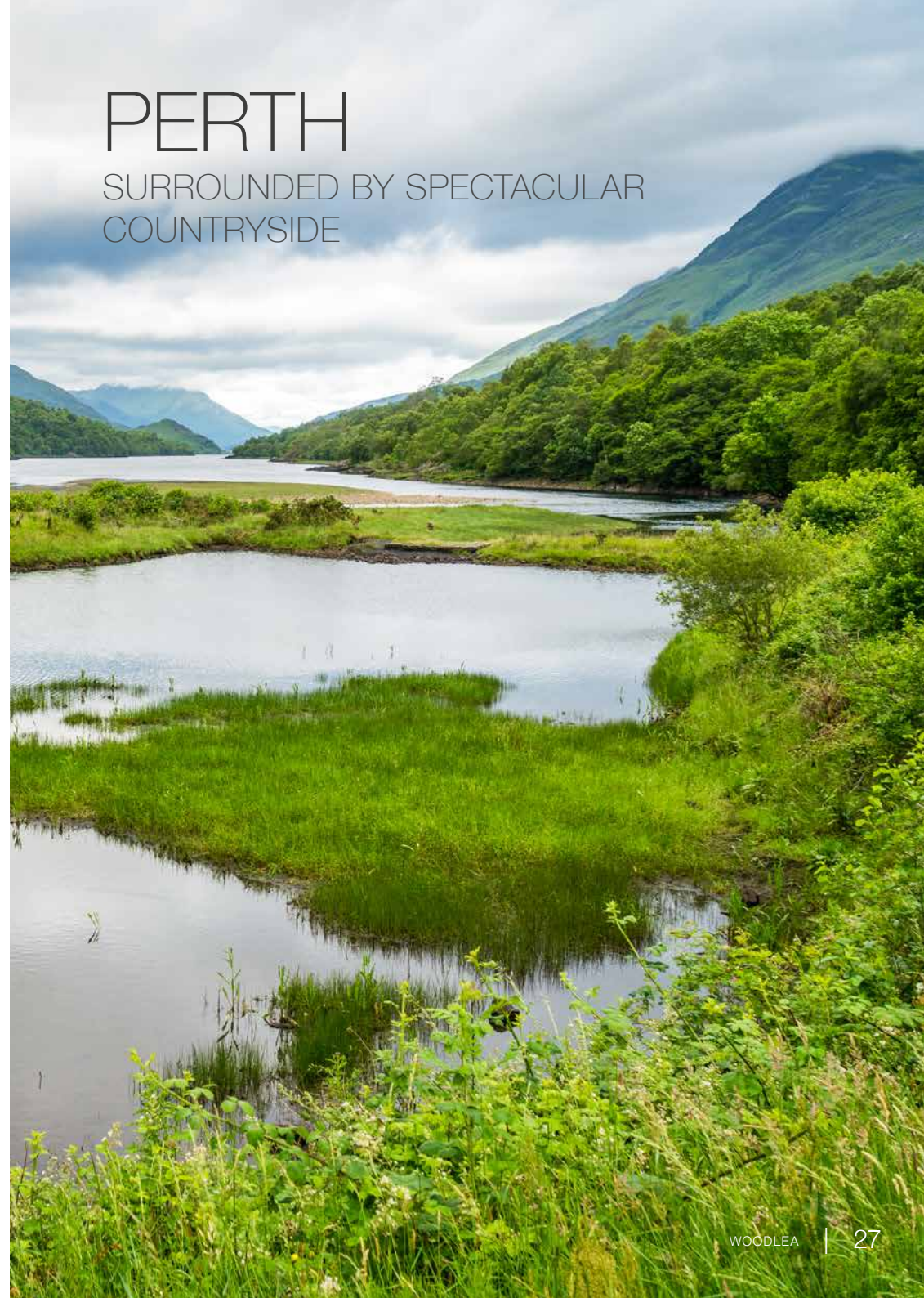
Positioned on the banks of the River Tay and surrounded by spectacular countryside, Perth is a vibrant hub in central Scotland and is known as the 'Gateway to the Highlands'. The historic county town and former Royal Burgh has long been the commercial and cultural centre of Perthshire, however it was finally granted city status on 6 July 2016 as part of the Queen's Diamond Jubilee celebrations. Perth attracts tourists all year round, with no shortage of activities to suit every taste: exploring ancient castles and palaces, conquering the surrounding hills and mountains, or sampling first-class food

and drink at local restaurants, pubs and distilleries. World-famous Scone Palace – the crowning place of Scotland's kings – is on the outskirts of the city. Perth is served by a number of primary and secondary schools, and there are also several independent schools in and around the city. Perth provides excellent road and rail links for travel across central Scotland and into the Highlands. The M90 allows convenient travel southwards and connections for Edinburgh and Glasgow, while Perth station offers frequent services to all major cities in Scotland, as well as a Caledonia Sleeper service to London.



PERTH

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