



## 8 Mercer Terrace, Perth,

Perth And Kinross, PH1 2HD



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### Summary

Situated in Perth, this three-bedroom semidetached house enjoys a convenient position in the city, set within easy reach of amenities, transport links, and local schools. It offers wellproportioned accommodation and excellent storage; plus, it has private parking and a southwest-facing rear garden. The property also presents buyers with an exciting opportunity for modernisation, allowing you to set the style and standards of the home to your own preferences.

Extras: to be sold as seen, including all fitted floor and window coverings, light fittings, integrated oven and gas hob, and a washing machine.

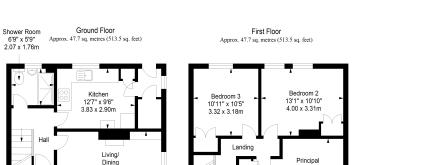
### Features

- A spacious semi-detached house in Perth
- Vestibule with storage and central hall
- Dual-aspect living/dining room
- Fitted kitchen with rear porch and storage
- Three double bedrooms with wardrobes
- Bright three-piece shower room
- Private gardens to the front and rear
- Private driveway for off-street parking
- Gas central heating and electric heating
- Double-glazed windows throughout



## Floorplan

# Thorntons The right way to move



Bedroom

14'7" x 9'9"

4.44 x 2.97m

Total area: approx. 97.6 sq. metres (1050.6 sq. feet)

Room

16'6" x 10'11"

5.03 x 3.33m

Vestibule

Shed

Approx. 2.2 sq. metres (23.6 sq. feet)

Shed

5'11" x 3'11"

1.80 x 1.20m

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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