



38 Mercer Street, Perth, PH1 0AJ

Immaculately Presented, Three-Bedroom, Semi-Detached, Family Home

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Property Description

Immaculately presented, three-bedroom, semi-detached, family home, with gardens and two allocated parking spaces. Located in a popular new residential development, in a south-after area of Perth.

Comprises an entrance hall, living room, dining/kitchen, utility room, master bedroom, with en-suite, two further flexible bedrooms, a family bathroom and a ground-floor WC.

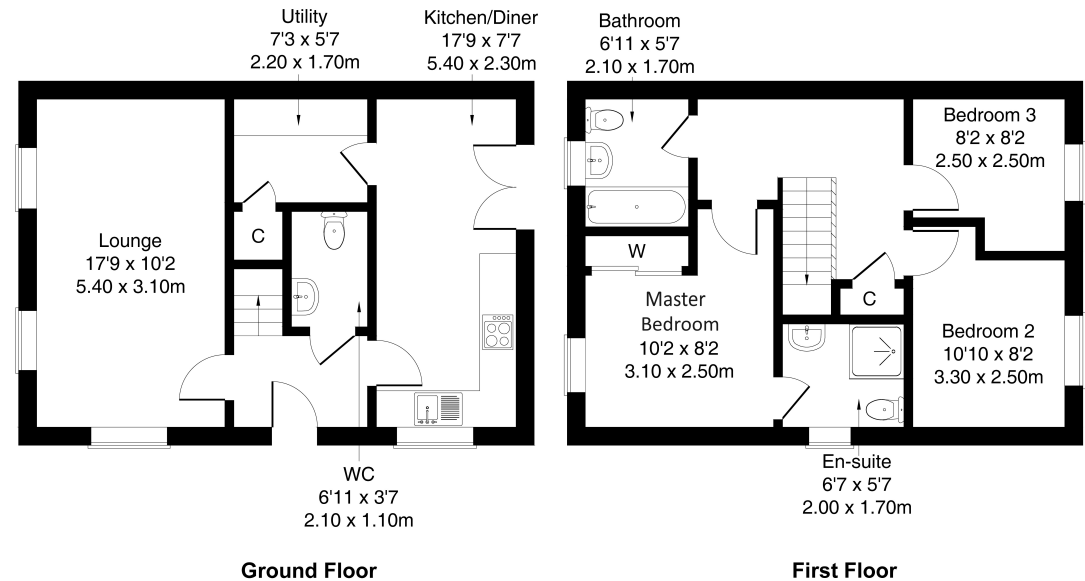
A stylish modern home finished with contemporary fittings and light neutral decor throughout, features include a stylish, fully integrated kitchen, modern bathroom suites, gas central heating, solar panels, and double glazing.

Externally, the parking spaces are adjacent to the front, whilst professionally landscaped gardens continue to the side and rear with a lawn, a patio and raised planting beds. This growing development includes unrestricted street parking and well-maintained grounds including a childrens' playground.

A welcoming entrance hall, features carpeted flooring and space for outerwear, and gives access to both public rooms, the carpeted stairway and the generous WC, with a two-piece suite. Front-facing, a spacious, dual-aspect living room includes carpeted flooring and recessed spotlighting. To the rear, an equally spacious kitchen offers ample space for a dining table, and features tiled flooring, recessed spotlighting, French patio doors to the garden and access to the utility room. The fitted kitchen includes stone-effect worktops, with matching splashback, kickplate feature lighting, a sink with a drainer, an integrated dishwasher, a fridge/freezer, an oven and a gas hob with a canopy above. The utility room is set internally with a matching worktop and units, and offers good storage. On the first floor, a master bedroom is set to the front, and includes carpeted flooring, a built-in wardrobe, a wall-mount TV point, and a stylish en-suite shower room. Two further flexible bedrooms overlook the rear garden and feature carpeted flooring and pendant light fittings. The family bathroom has a front-facing window, and is fitted with a three-piece suite, including a shower-over-bath, a ladder-style radiator, tiled flooring and splash walls.

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Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Perth rests on the banks of the River Tay in central Scotland and offers a wealth of history, as well as all the amenities of modern life. The city has a wide range of business, shopping and leisure facilities, including major high-street names, a wealth of restaurants and bars, hotels, museums, a concert

hall, and the iconic Inch parklands adjacent to the Tay. There is well-regarded schooling at all levels, and good public transport. City bus routes, a rail station and major motorway networks offer ease of commuting to Dundee, Stirling, Edinburgh and Glasgow.





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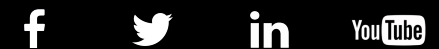
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