



lindsays

17 Breadalbane Terrace,
Perth, PH2 8BY

"Delightful mid terraced stone-built house offering spacious family accommodation"

- Lounge
- Dining Room
- Kitchen
- Utility Room, Bathroom
- 3 Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Gardens

EPC Rating E

OFFERS OVER £215,000



Description

This delightful mid terraced stone-built house offers spacious family accommodation over two levels and is located within a pleasant walk of the town centre and the South Inch parklands. Built around 1855 and home to the same family for almost 40 years, the property has been well maintained and cared for.

Accommodation on the ground floor comprises a hallway; large lounge with space for formal dining and a coal effect gas fire; dining room; modern, recently upgraded fitted kitchen with integrated appliances to include a dishwasher, washing machine, gas hob, double oven and extractor; dining room; utility room and bathroom comprising bath, WC and wash hand basin. On the upper level there is a shower room and three bedrooms all benefitting from built in storage. Externally parking is available on street and there is a lovely rear courtyard and a fully enclosed mature garden to the front with an area of decking, a sunny patio, lawn and planted borders.

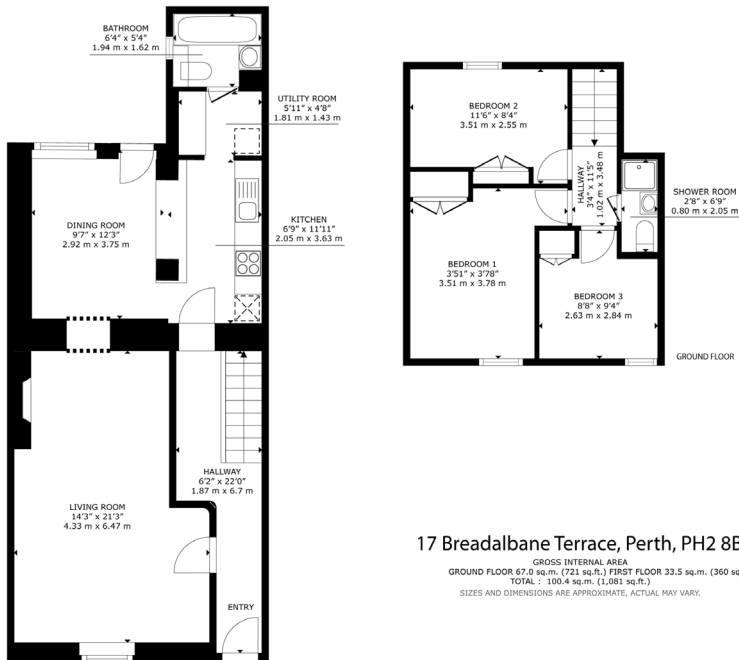
Benefitting from double glazing and gas central heating, this charming family home must be viewed to be appreciated.

Area

Breadalbane Terrace is located within the lower Craigue area of Perth and just off Edinburgh Road. It provides easy access to a number of amenities including supermarket, primary schools, local bus service and the nearby South Inch Parklands. Road links lead to/from the city centre and onto the M90 for those who commute.

Viewing

By appointment through Lindsays on 01738 630222 or perthproperty@lindsays.co.uk



T: 01738 630222 E: perthproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.