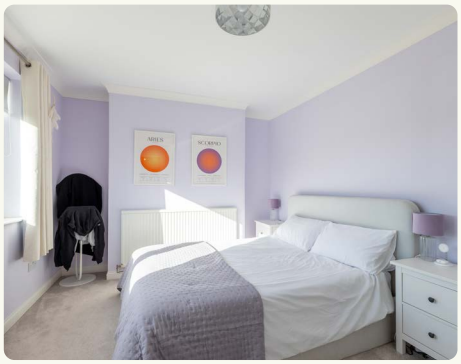


6 Harley Place,
Perth PH1 5DP







Beautifully appointed 3 bedroom semi-detached villa located in a very desirable area of Perth within walking distance to the popular North Inch Parklands

3 Bed | 2 Bath | 1 Reception

This spacious, beautifully presented semi-detached villa occupies a desirable Perth location close to the North Inch Parklands. It offers family-friendly accommodation, off-street parking and well-maintained gardens. With gas central heating, double glazing and ample storage, the property will appeal to a wide range of buyers.

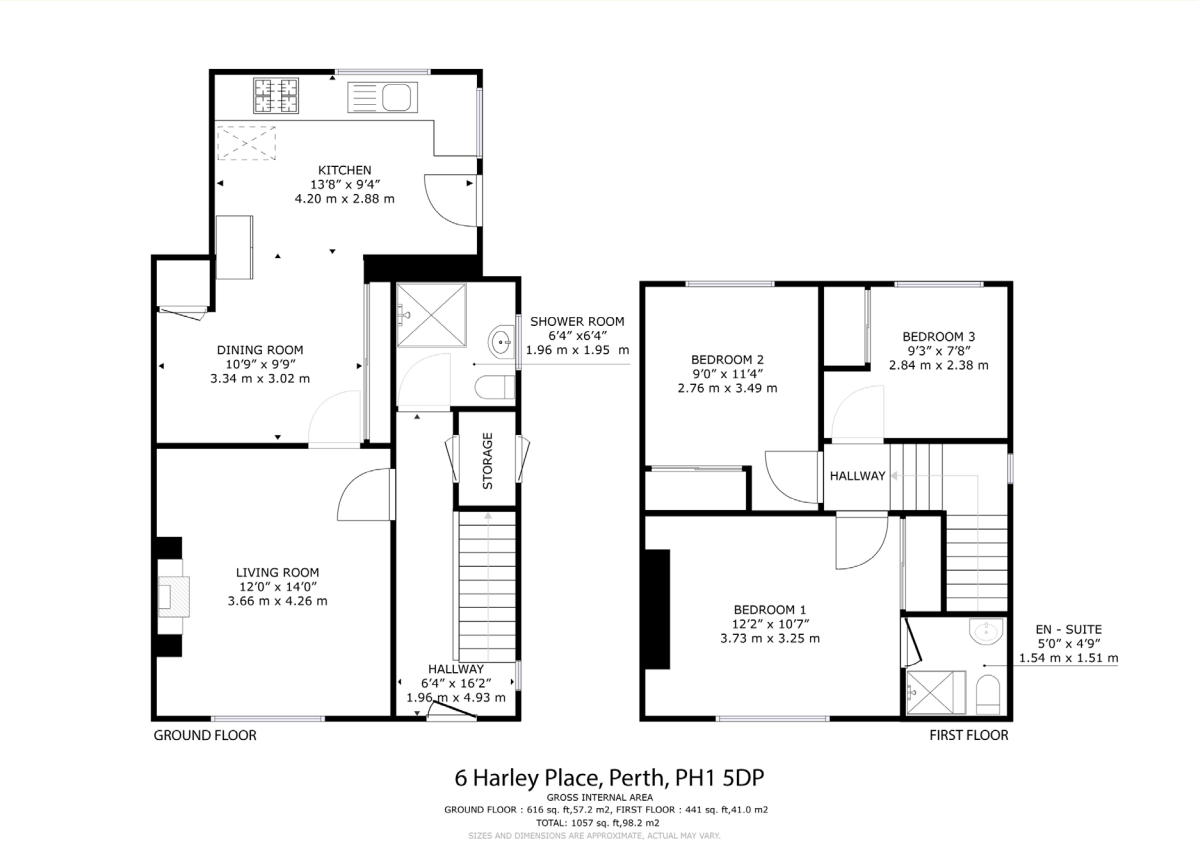
The ground floor comprises an entrance hall, an understairs utility area with space for a washing machine and dryer, a front-facing lounge with a gas fire, a modern open-plan kitchen with space to dine, and a shower room. Upstairs are three well-proportioned bedrooms, all with built-in storage, including a principal bedroom with an en suite. Outside, the property has immaculate front and rear gardens with a lawn, planted borders, a garden shed and a gravel driveway with an EV charger.

Well-maintained and freshly decorated, this is an excellent opportunity to acquire a welcoming family home in a quiet, sought-after area.

Offers Over £279,000

Features

- Sought after location
- Front facing lounge
- Modern fitted kitchen with dining space
- Ground floor shower room
- 3 bedrooms, 1 en suite
- Gravel driveway with ample off-street parking & EV charger
- Well-tended gardens
- EPC Rate: D



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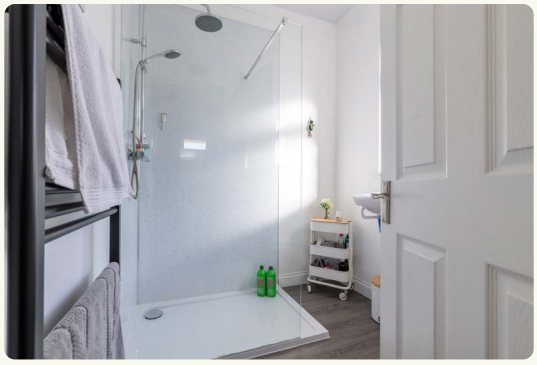
GROSS INTERNAL AREA
GROUND FLOOR : 616 sq. ft,57.2 m2, FIRST FLOOR : 441 sq. ft,41.0 m2
TOTAL: 1057 sq. ft,98.2 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Perth is a lively city and offers a wealth of everyday amenities including shops, supermarkets, eateries and independent retailers, along with a wide range of recreational, cultural and educational facilities. The mainline railway station offers regular services to Edinburgh, Inverness, Stirling and beyond. Convenient road links are accessible via the nearby M90.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01738 630222 perthproperty@lindsays.co.uk 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.