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8 Linton Terrace,
Perth PH1 1LB







Spacious detached 2 bedroom bungalow situated within the highly desirable Burghmuir area of Perth

2 Bed | 1 Bath | 1 Reception

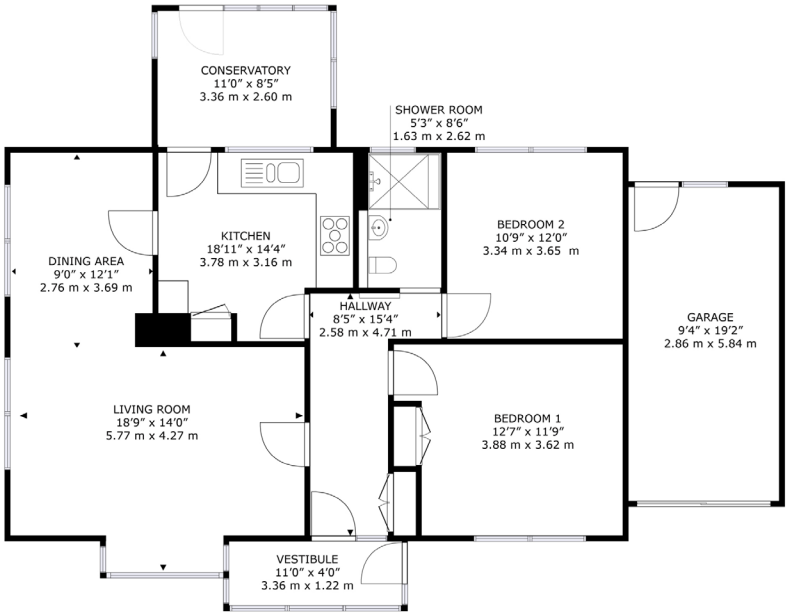
This two-bedroom detached bungalow occupies a sought-after position in Perth's desirable Burghmuir area and offers excellent potential for modernisation. It is conveniently located close to local amenities and within easy reach of Perth city centre.

The single-level accommodation comprises an entrance hall with a storage cupboard, an open-plan lounge and dining room, a spacious kitchen, a sun room, two generous double bedrooms and a wet room. Outside, the property has attractive front and rear gardens, a driveway providing ample off-street parking and a single garage with a rear courtesy door. With its generous space, excellent location and scope for improvement, the property will appeal to a wide range of buyers, including first-time buyers, couples and growing families. Viewing is essential to appreciate its full potential.

Offers Over £220,000

Features

- Sought after location
- Large lounge/dining room
- Kitchen & sun room
- 2 bedrooms
- Wet room
- Driveway & garage
- Gardens
- Upgrading required
- EPC Rating D



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GROSS INTERNAL AREA

TOTAL: 1170 sq.ft, 108.7 m², EXCLUDED AREA: GARAGE 180 sq.ft, 16.7 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.