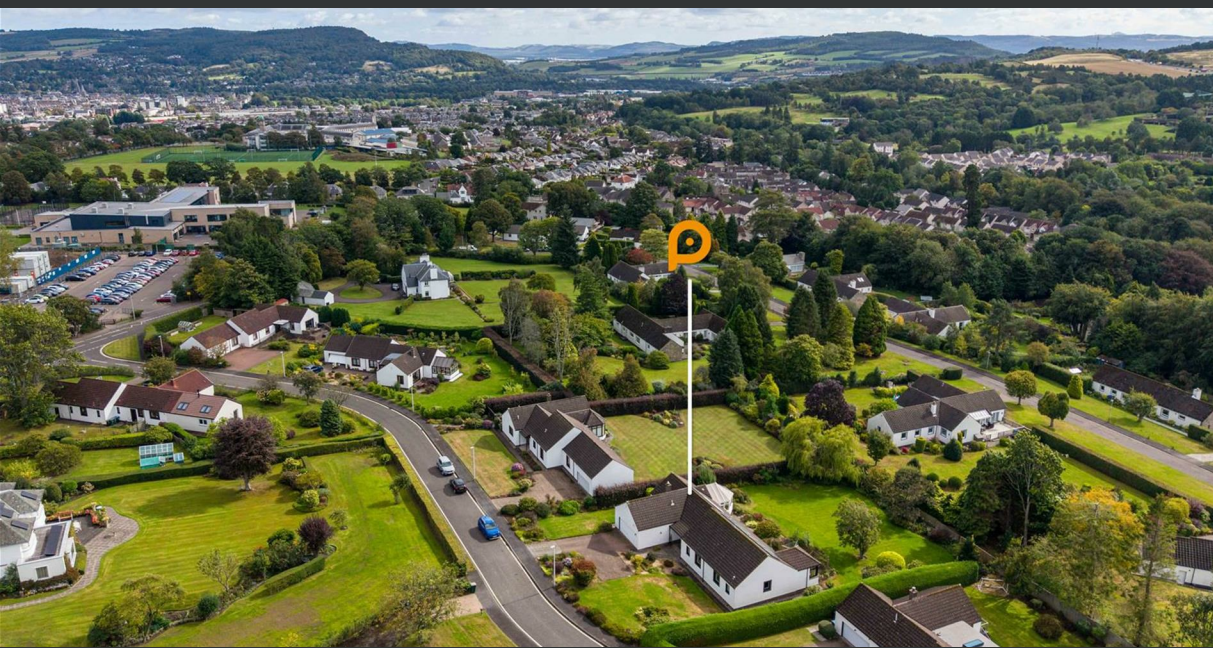




4 Upper Woodlands, Perth, PH1 1DJ  
Offers over £475,000

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## 4 Upper Woodlands Perth, PH1 1DJ

- Superior detached bungalow
- Two additional well-proportioned bedrooms
- Bright sunroom
- Exceptionally high degree of privacy
- Mature established gardens
- Principal bedroom with en-suite
- Generous living room
- Separate dining room
- Highly sought-after location
- Large double garage

\*\* Closing Date set for Wednesday 23rd Sept at 12noon\*\*

4 Upper Woodlands is a very generously proportioned detached bungalow combining bright, flexible accommodation with a particularly attractive garden, plentiful off-street parking, a double garage - all set within one of Perth's most sought-after streets.

The layout is arranged around a welcoming central dining hall, with the principal living spaces offering plenty of room to spread out. The spacious living room is a comfortable main reception room, with sliding glazed doors opening into the sunroom. Filled with natural light and enjoying an appealing outlook across the garden, the sunroom adds a lovely second sitting area and strengthens the connection between the house and its outdoor surroundings. The dining hall provides excellent space for entertaining, while the kitchen is both practical and sociable, with ample storage, worktop space and room for informal meals. A separate utility room adds further convenience. The accommodation includes three bedrooms, with the principal bedroom benefitting from an en-suite and a study area extension, while the remaining two bedrooms are well-proportioned and supported by a family bathroom and separate WC. Outside, the mature and secluded gardens make a real impression, with broad lawns, established shrubs and colourful planting creating a peaceful backdrop to the home. The driveway and large double garage complete what is a spacious, comfortable and highly versatile property within a most peaceful cul-de-sac.

Offers over £475,000



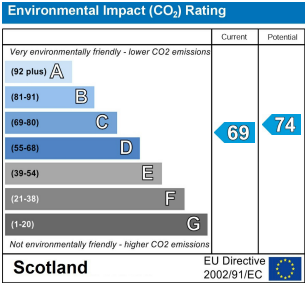
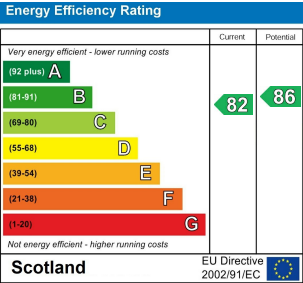
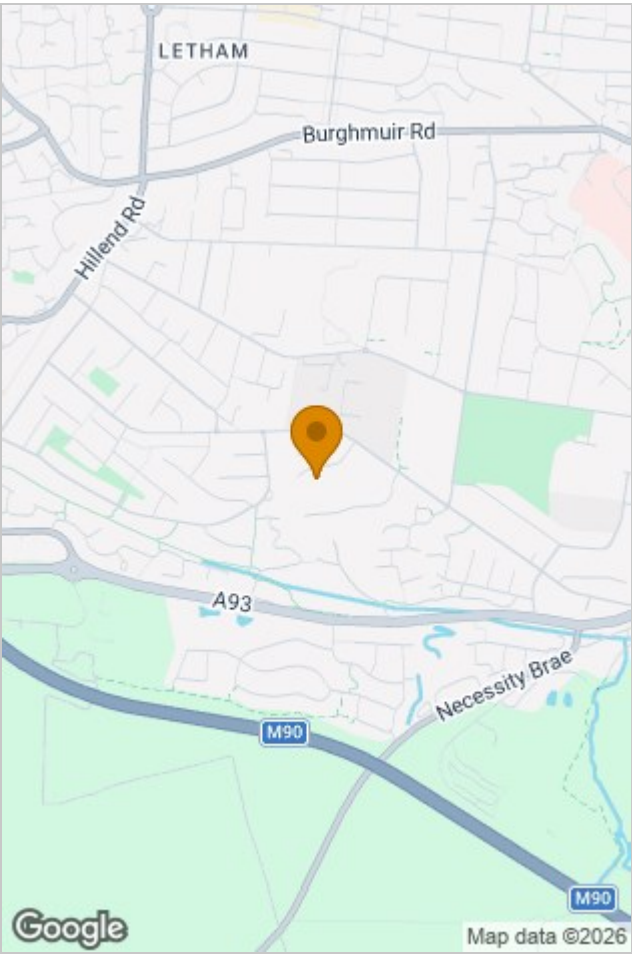
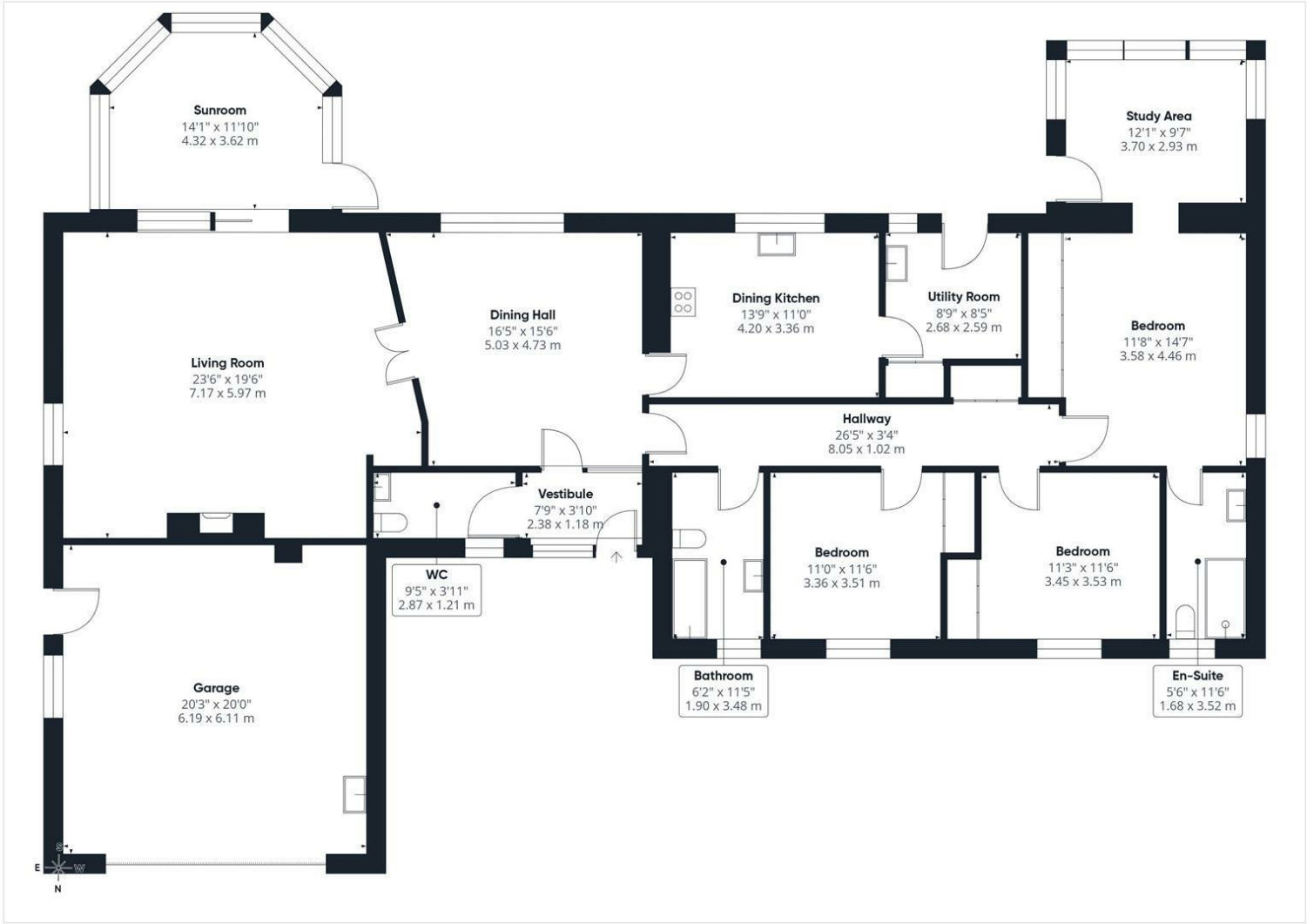


## Location

Upper Woodlands is situated in an established residential area of Perth, offering a pleasant setting while remaining well placed for access to the city and its wide range of amenities. Perth provides extensive shopping, leisure and recreational facilities, together with restaurants, cafés and everyday services. The area is also convenient for road connections around Perth and onwards towards Dundee, Stirling and the wider central belt. Its combination of mature surroundings, established homes and accessibility makes Upper Woodlands an attractive choice for buyers seeking a quieter residential environment without being far from the city centre.







## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.