

2 Sidey Place, Perth, PH1 2UF

Fixed Price £260,000

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2 Sidey Place
Perth, PH1 2UF

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- Three-bedroom detached villa
- Bright and spacious living room
- Stunning conservatory extension
- Family bathroom and ground floor WC
- Private enclosed rear garden
- Sought-after residential location
- Modern dining kitchen
- Principal bedroom with en-suite
- Garage and driveway parking
- Gas central heating and double glazing

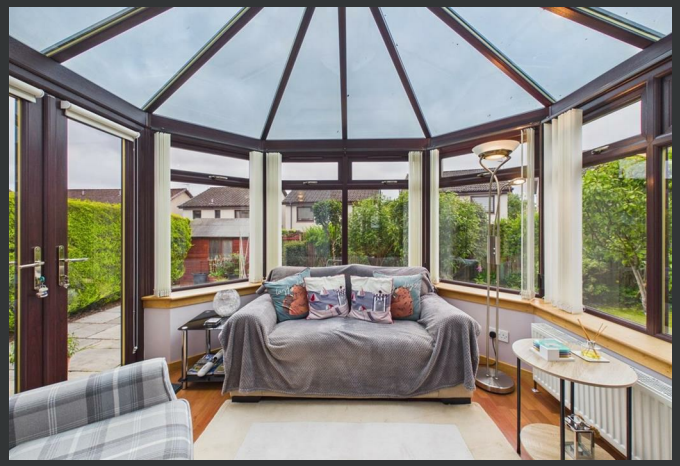


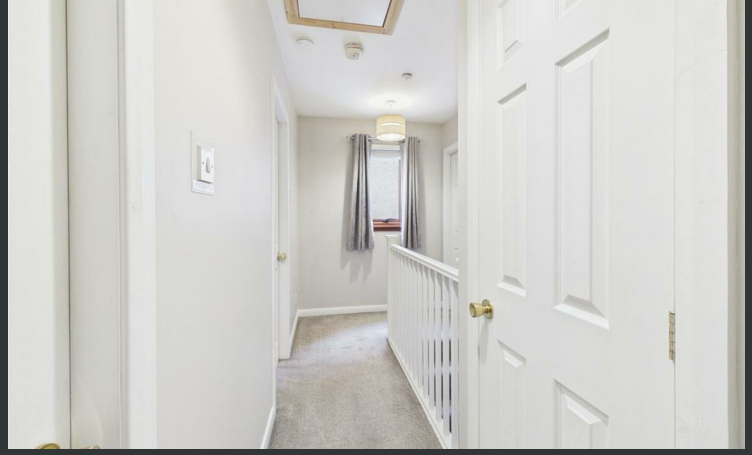


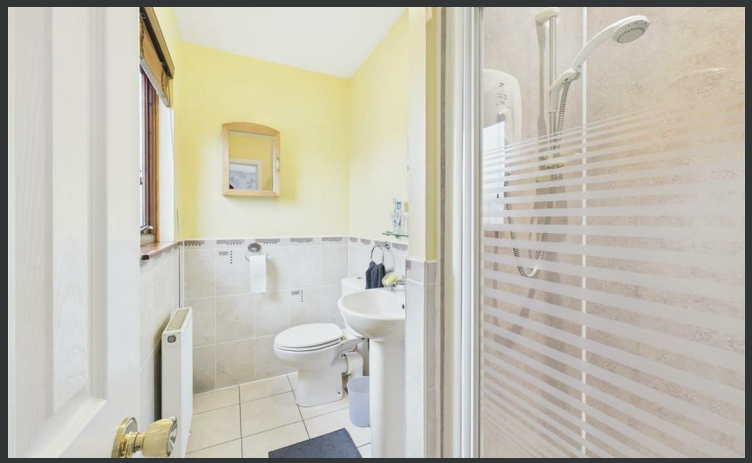
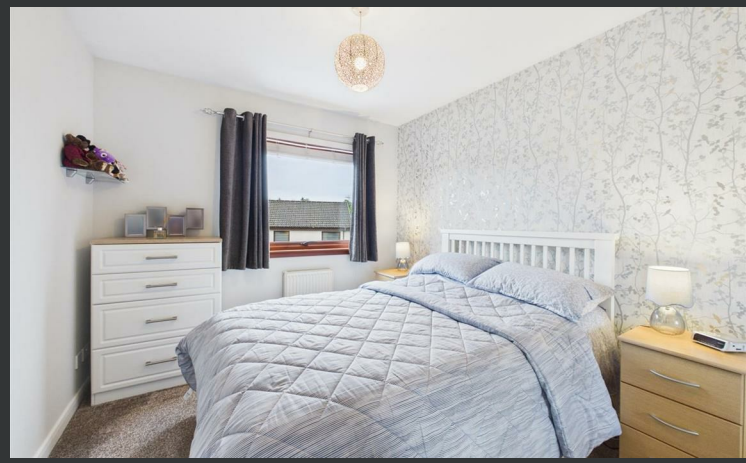
Located within a sought-after residential development in Perth, this beautifully presented three-bedroom detached villa offers spacious, modern accommodation ideally suited to families, professionals and downsizers alike.

The property is entered through a welcoming vestibule leading into a bright and comfortable living room, tastefully decorated and providing an excellent space for relaxation and entertaining. To the rear, the generous dining kitchen serves as the heart of the home, featuring a range of modern units, ample worktop space and room for family dining. Patio doors create a seamless connection to the impressive conservatory; a superb additional reception space flooded with natural light and enjoying attractive views over the rear garden. A convenient ground floor WC completes the lower level. Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom benefiting from fitted storage and a stylish en-suite shower room. Two further bedrooms provide flexible accommodation for family members, guests or home working, while a contemporary family bathroom serves the remaining rooms. Externally, the home enjoys a well-maintained front garden, a private driveway and a garage providing excellent parking and storage solutions. The enclosed rear garden has been thoughtfully landscaped with a generous patio area and lawn, creating an ideal setting for outdoor dining, entertaining and family enjoyment. Further benefits include gas central heating, double glazing and a desirable position within a quiet cul-de-sac.





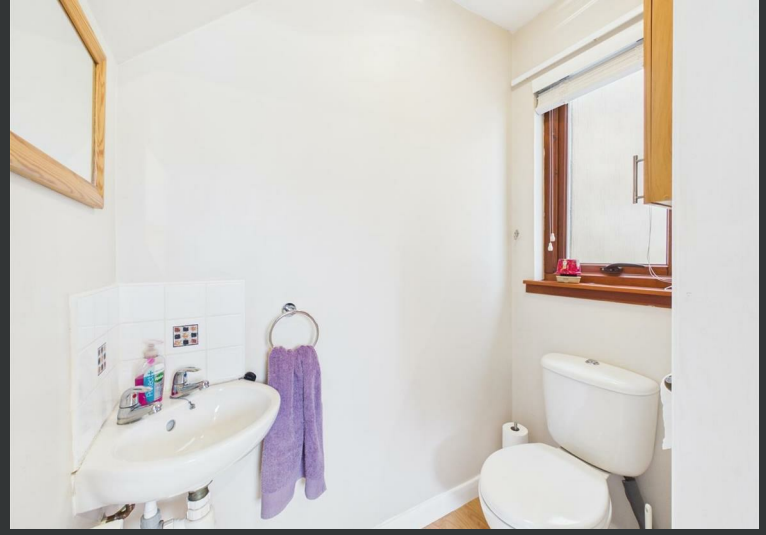



Location

Sidey Place is situated within a popular modern residential area on the northern side of Perth, offering a peaceful setting while remaining conveniently close to a wide range of amenities. Nearby facilities include supermarkets, local shops, schooling, healthcare services and leisure facilities, making the area particularly attractive to families. Perth city centre is only a short drive away, providing excellent shopping, restaurants, cafés and cultural attractions. The property also benefits from easy access to the A9, connecting commuters to Dundee, Stirling, Edinburgh, Glasgow and Inverness. The surrounding Perthshire countryside offers an abundance of scenic walks, cycling routes and outdoor recreational opportunities.












Possible

Approximate total area(1)

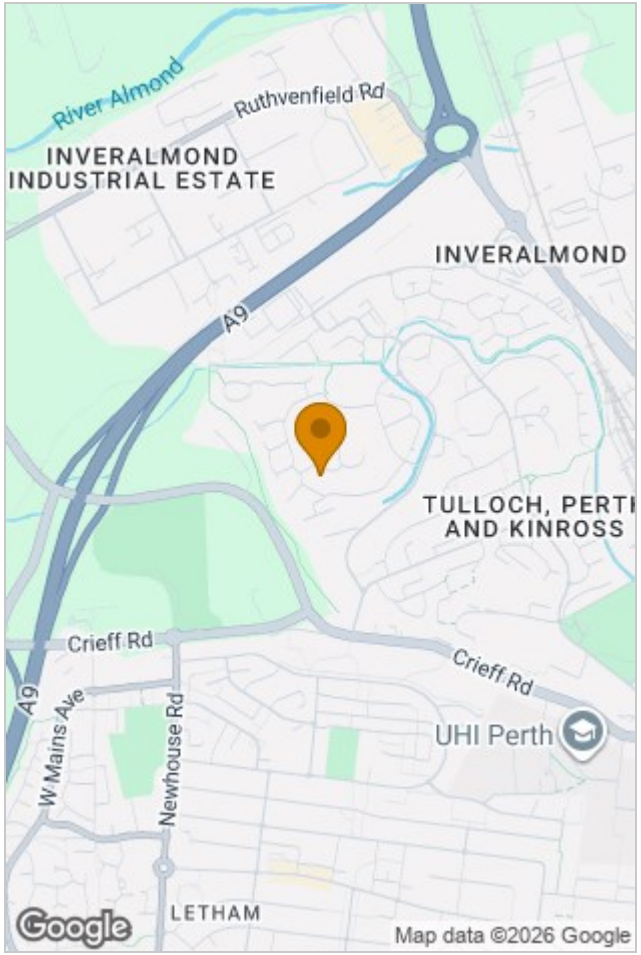
881 ft²

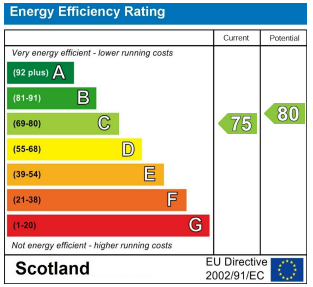
81.7 m²

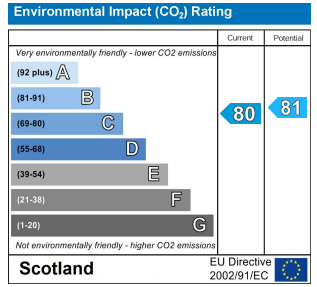
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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