

14 Bell Gardens

PERTH, PH2 0TD



*STUNNING 4 BEDROOM DETACHED PROPERTY PRESENTED
TO THE MARKET IN TRUE "WALK IN" CONDITION*



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Jonny Clifford with McEwan Fraser Legal is delighted to present this stunning four-bedroom detached family home, beautifully positioned on a desirable corner plot within an exclusive development of the Cherrybank area in Perth. In true walk-in condition, this home is impeccably maintained and thoughtfully designed for modern family living, offering ample space and high-quality finishes throughout.

As you enter, you're greeted by a welcoming hallway that sets the tone for the property's spacious and airy feel. The home comprises three well-proportioned double bedrooms, each with generous storage, and a versatile single bedroom that could serve as a nursery, guest room, or home office. The master bedroom is a true retreat, featuring a luxurious en-suite shower room with modern fixtures, providing a private sanctuary for relaxation. The family bathroom is well-equipped with a full suite, offering functionality with a touch of elegance, while a convenient downstairs toilet enhances the home's practicality for a busy family.



The highlight of this home is the expansive kitchen diner, an inviting and versatile space ideal for family meals and social gatherings. With ample countertops, top-quality appliances, a pantry cupboard and plenty of cabinetry, this kitchen balances style with functionality, making it the heart of family life. Large windows and patio doors flood the room with natural light, creating a seamless connection to the outdoors and offering easy access to the landscaped garden.







Bedroom 1







Bedroom 2





Bedroom 3

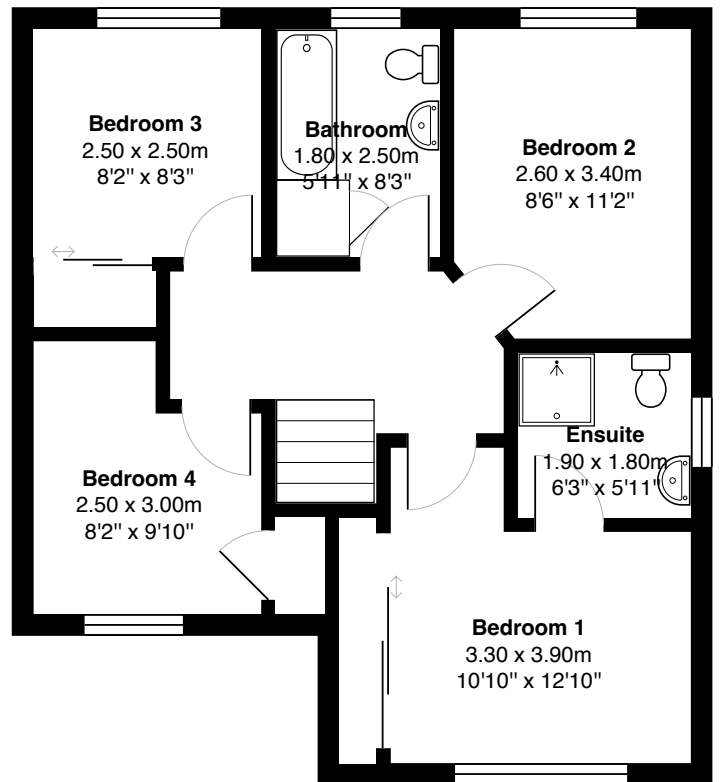
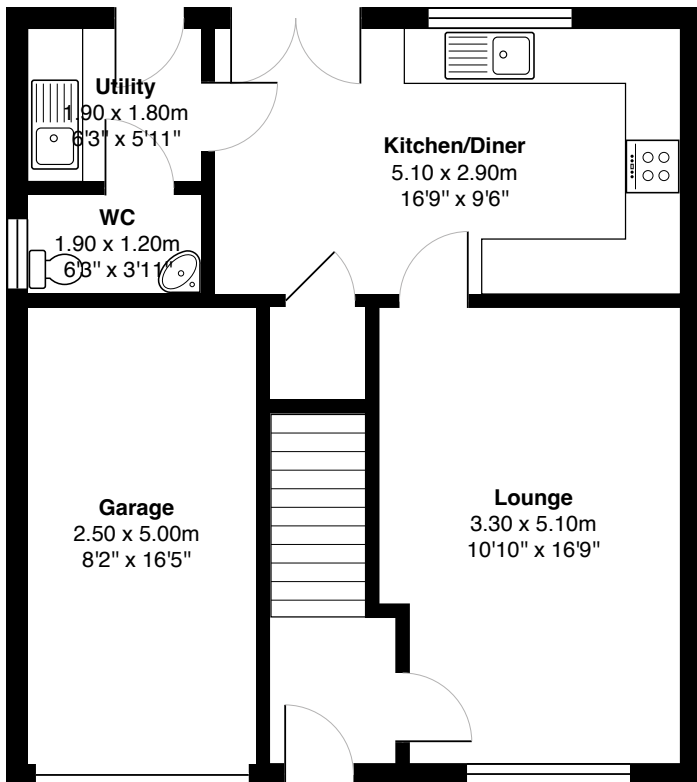




Bedroom 4







Gross internal floor area (m²): 94m²

EPC Rating: C

Floor Plan



The garden is a standout feature, beautifully landscaped over two levels to provide distinct areas for relaxation, play, and entertaining. Thoughtfully designed, it includes a paved patio area for al fresco dining, a lush lawn for children to play, and well-chosen plants and shrubs that add a touch of natural beauty while remaining easy to maintain. The garden's layout ensures privacy and maximizes the outdoor space, making it a peaceful retreat and a wonderful extension of the home.

Completing the property is a single garage and double driveway, offering off-street parking for two cars, a rare find in the area. Situated on a quiet, family-friendly street, this home provides a secure, comfortable environment within one of Perth's most desirable areas. Perfectly suited to family life and ready to welcome its next owners, this home combines modern convenience, stylish interiors, and a prime location. It's an exceptional opportunity to step into a home where every detail has been considered.

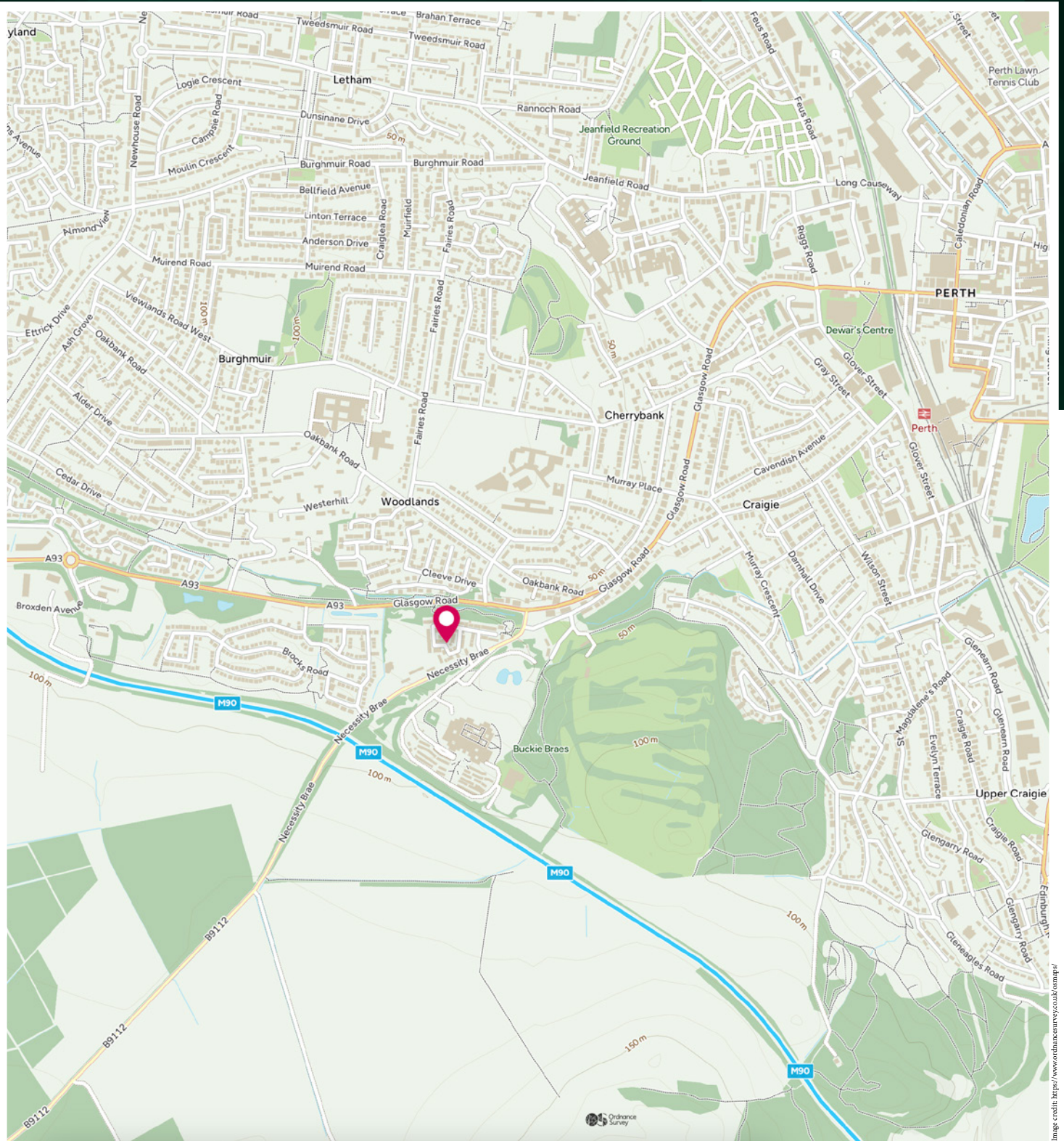
Some properties really do tick every box, this is one of them, early viewing is advised.



Perth, often referred to as the “Fair City,” is located on the banks of the River Tay in central Scotland. It holds significant importance in Scotland’s history, having been the country’s capital in the past. Today, Perth is known for its picturesque setting, with charming streets lined with historic buildings and a scenic riverfront. The city boasts a rich cultural heritage, with landmarks such as Scone Palace, where Scottish kings were crowned, and St. John’s Kirk, a medieval church with striking architecture.

Perth also offers a range of cultural attractions, including art galleries, museums, and theatres, as well as numerous shops, restaurants, and cafes. Additionally, its proximity to the Scottish Highlands makes it a popular gateway for outdoor enthusiasts looking to explore the stunning natural landscapes of Scotland.

The Location



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