

# 2 Kier Villa

14 STRATHMORE STREET, PERTH, PH2 7HP



*Semi-detached two storey villa, stone construction,  
recent rennovation, three bedrooms*



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McEwan Fraser Legal is delighted to present this three-bedroom villa in Perth. This attractive semi-detached two storey villa combines the charm of solid stone construction with the convenience of modern living. With its rear elevation finished in roughcast and a mix of uPVC double glazed windows alongside timber casement Velux roof lights, the home blends traditional character with contemporary detail. The front and rear composite doors provide both security and style.

Positioned within an established residential locality to the north-east of the city centre, the property sits among similar period homes and a number of well-presented guest houses. The location offers easy access to a wide range of local amenities while also benefitting from excellent transport links into the city centre.

# THE LOUNGE



Living space extends to approximately 100 square metres and has recently undergone refurbishment to create a luxurious home of real merit. The ground floor is entered through a welcoming vestibule and hallway, leading to a spacious lounge, and a bright dining kitchen, complemented by a cloakroom with WC and a practical rear vestibule. There is a utility cupboard for convenience.

# THE KITCHEN



a luxurious home  
of real merit







The first floor offers three comfortable bedrooms, while the half landing provides access to a stylish bathroom with WC.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2



# BEDROOM 3





Externally, an access drive from Strathmore Street is paved and part-gravelled, providing off-street parking for two cars. To the rear, the garden has been laid to low-maintenance Astroturf and is enclosed by timber fencing, offering a private outdoor space to enjoy.

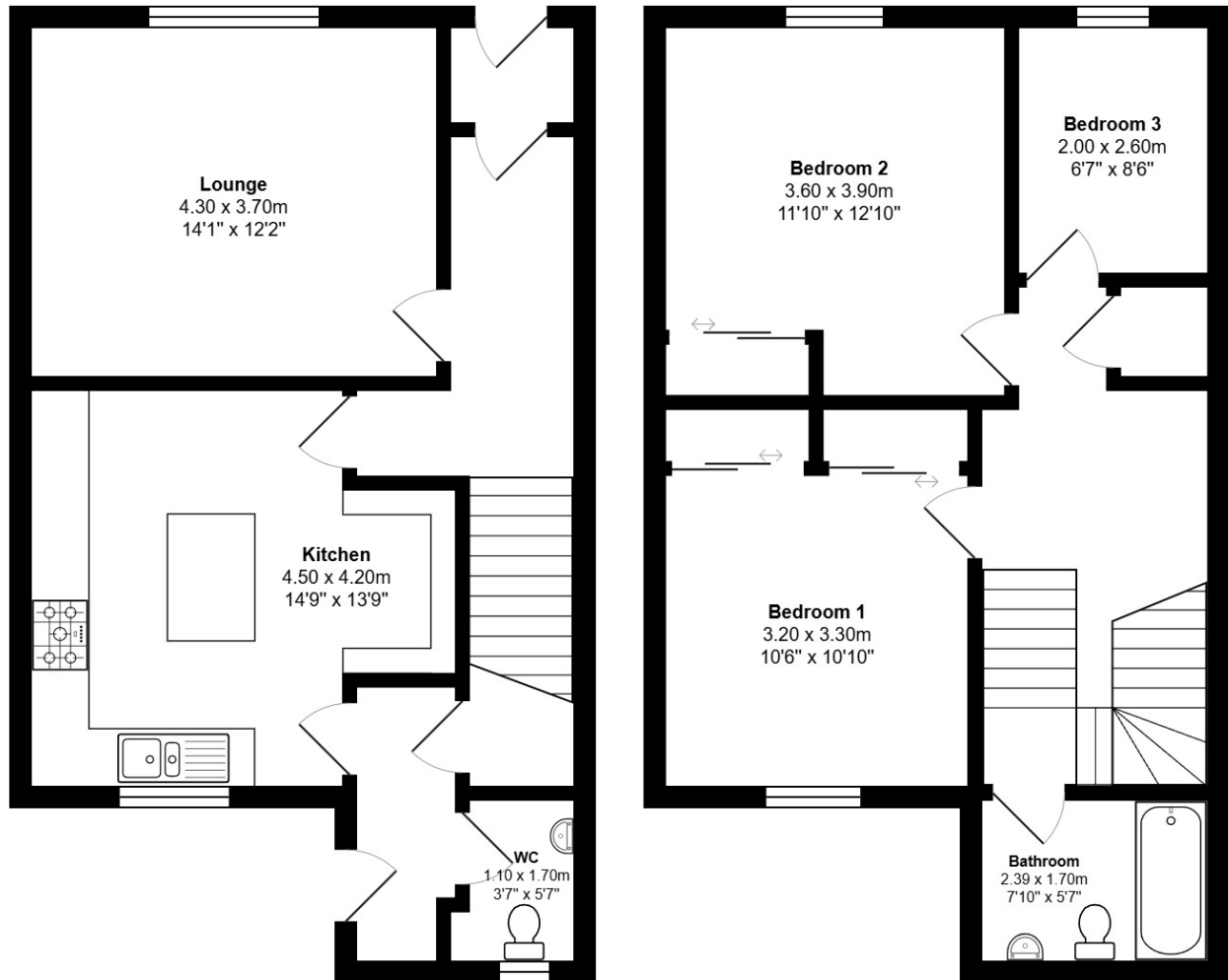
This home presents a wonderful opportunity to acquire a beautifully refurbished villa in a convenient and well-connected part of the city.

# EXTERNALS



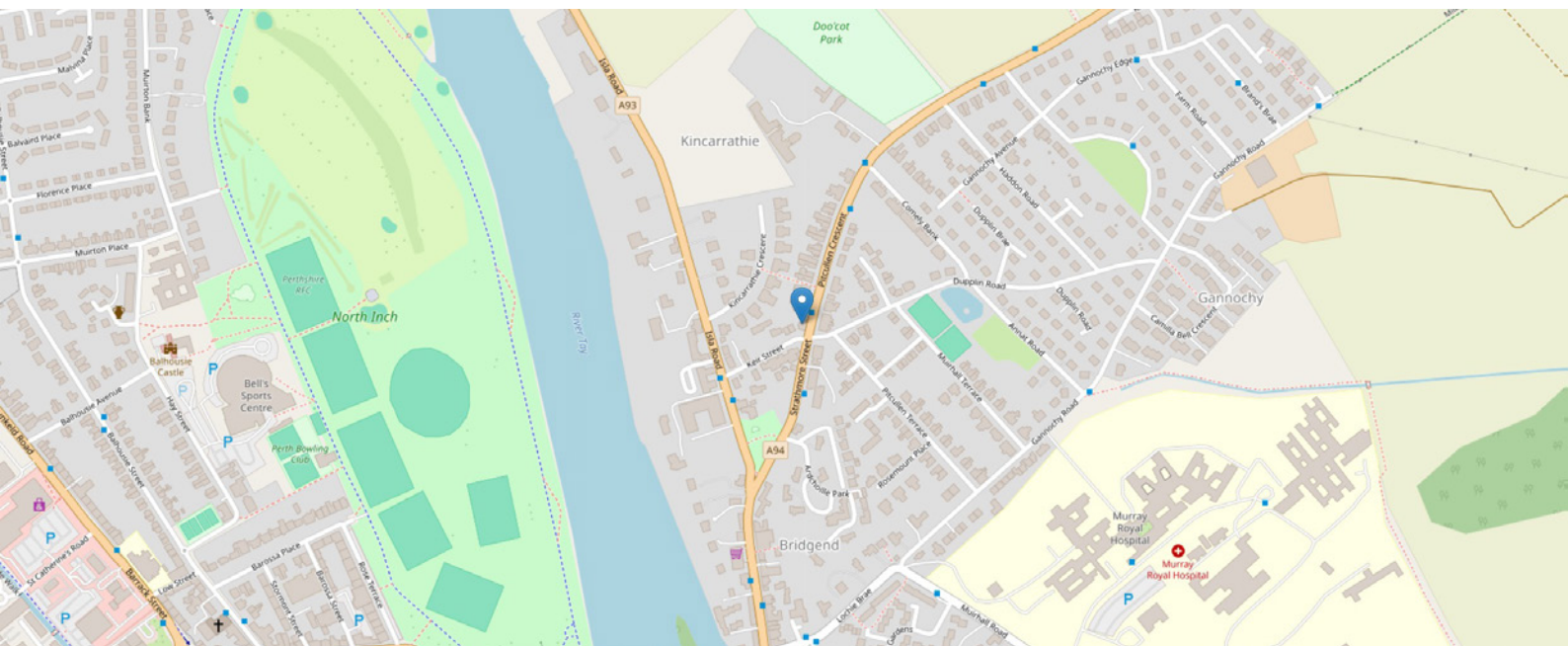


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 100m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Bridgend is a sought-after area of Perth, ideally positioned for both convenience and lifestyle. Just a short walk across the River Tay brings you directly into the city centre, where Perth Train Station provides excellent rail links to Edinburgh, Glasgow, Dundee and beyond, making it an ideal location for commuters. Locally, there is a good choice of shops and everyday amenities, while the wider city offers extensive retail facilities, supermarkets, cafés and restaurants.







For leisure, Perth is renowned for its cultural attractions, sporting facilities and green spaces. The nearby North Inch and South Inch parklands provide beautiful open spaces for walking, cycling and recreation, while golf enthusiasts can enjoy a number of highly regarded courses within easy reach. The area also benefits from local gyms, swimming and fitness facilities, ensuring there is plenty to enjoy close to home.

Bridgend strikes a balance between being within easy reach of Perth's vibrant city life and offering a peaceful residential setting with access to excellent amenities and transport connections.



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