



Brocks Road

PERTH

PH2 0GD

We are delighted to present this immaculate three-bedroom detached villa, offering bright, well-proportioned accommodation, modern finishes, and delightful open views. Meticulously maintained throughout, the property provides comfortable and practical living in a convenient location close to local amenities.

This property presents an excellent opportunity for families or anyone seeking a stylish, move-in-ready home with thoughtful features and peaceful surroundings.

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The ground floor features an open-plan lounge and dining area with tiled flooring, creating a spacious and versatile space filled with natural light. The modern kitchen is fitted with a range of contemporary units and integrated appliances, complemented by a utility room for added convenience.

Upstairs, there are three generously sized bedrooms, including a principal bedroom with en-suite shower room, and a stylish family bathroom. The attic is fully floored, offering additional storage or flexible use.

Additional benefits include gas central heating, double glazing, and solar panels, combining modern efficiency with sustainable living.



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Brocks Road is conveniently positioned for access to local shops, primary and secondary schooling, and regular public transport links to Perth city centre and beyond.

The nearby road network also provides straightforward commuting to surrounding areas. This is an excellent opportunity to acquire a desirable detached home in a sought-after location, ideally suited to families, first-time buyers, or those looking to upsize.

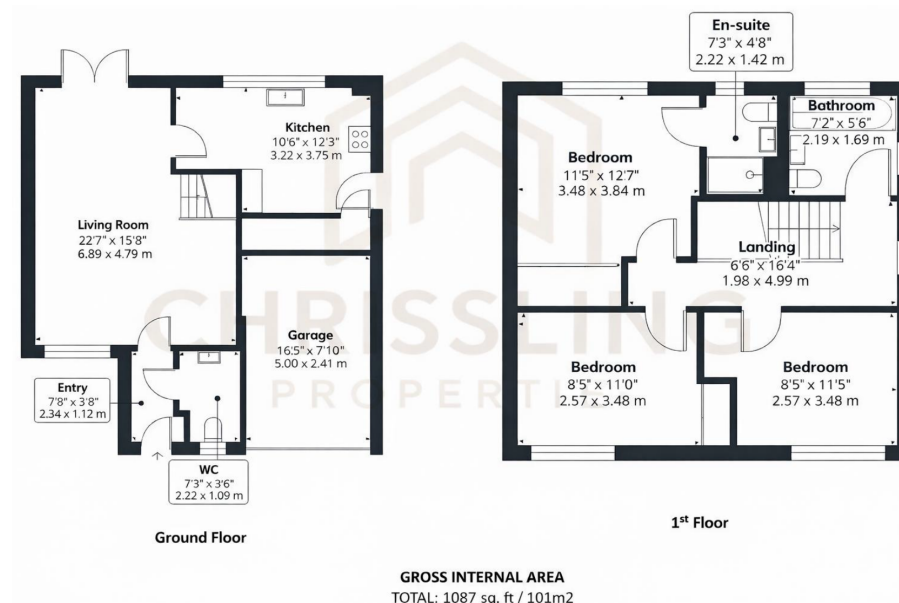


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Disclaimer: This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.

DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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