




McEwan Fraser Legal
Solicitors & Estate Agents
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38 Mercer Street

PERTH, PH1 0AJ



THE LOCATION

Perth

38 Mercer Street is situated in a highly desirable and mature residential area of the City, close to Perth Royal Infirmary. Perth City Centre, situated in the heart of Scotland, is a consistent winner of the Beautiful Britain award. It is home to a community of eclectic retailers, atmospheric eateries, a bustling shopping centre, a Theatre and a Concert Hall.

In Perth City Centre you can shop, eat and be entertained. The city centre offers all social and cultural facilities including a theatre and concert hall. Perth has a wide range of independent shops as well as some of the high street brands and there is plenty for the outdoor enthusiast on the doorstep.



38 MERCER STREET

Perth

McEwan Fraser Legal is delighted to offer to the market this beautifully appointed semi-detached family villa. This new build property has been upgraded by the current owners to complete move-in condition.

The welcoming reception hall has access to all rooms including the stairs to the upper level. The lounge is pleasantly located at the front of the property, dual aspect with 3 windows flooding the room with natural light. The kitchen/diner is fitted with integrated appliances and has French doors with access to the garden. Also on this level, you will find a utility/laundry room, and a large WC, full 1/2 wall tiled. To the upper level, there are three good-sized bedrooms with the master benefiting from an en-suite shower room. The main bathroom is also full 1/2 wall tiled with an upgraded heated towel rail. The property further benefits from gas central heating, double glazing and solar panels.

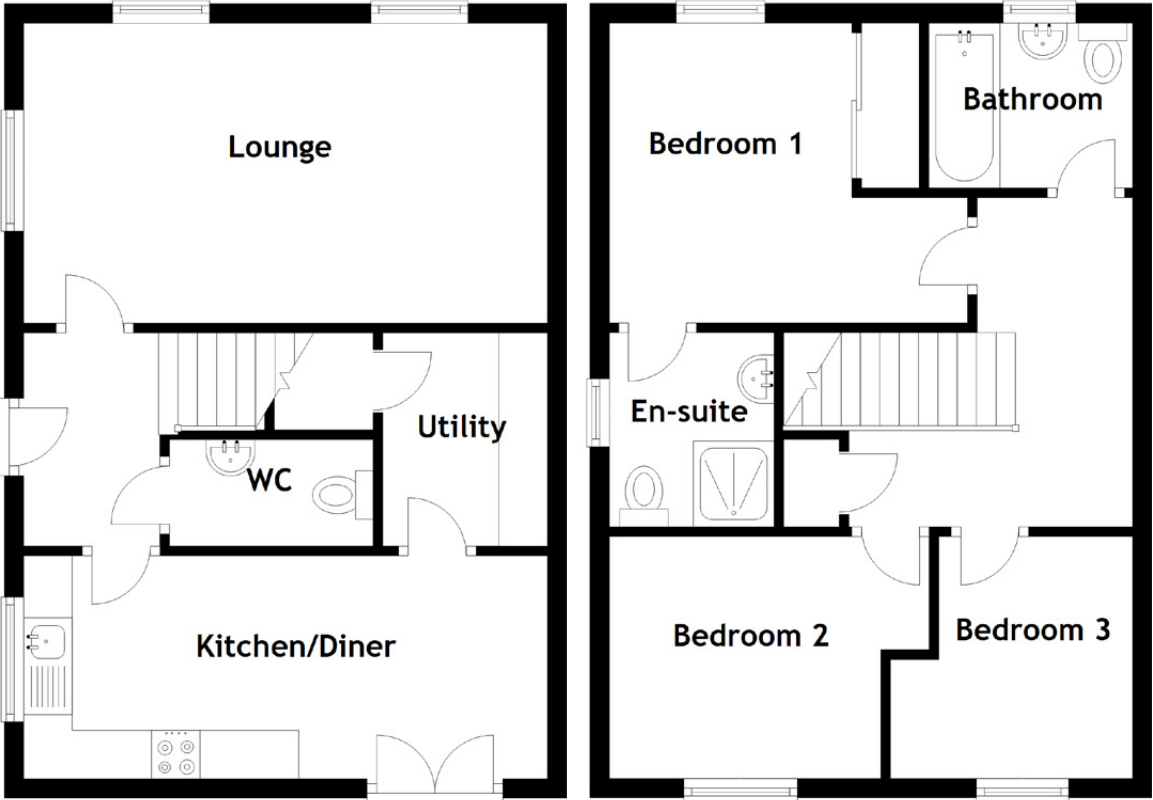
The garden grounds to the rear of the property are fully fenced, recently refurbished, complete with lawn and imported stone walling. Private parking is provided to the front of the property. Viewing is highly recommended to appreciate the accommodation on offer.



KITCHEN
& LOUNGE

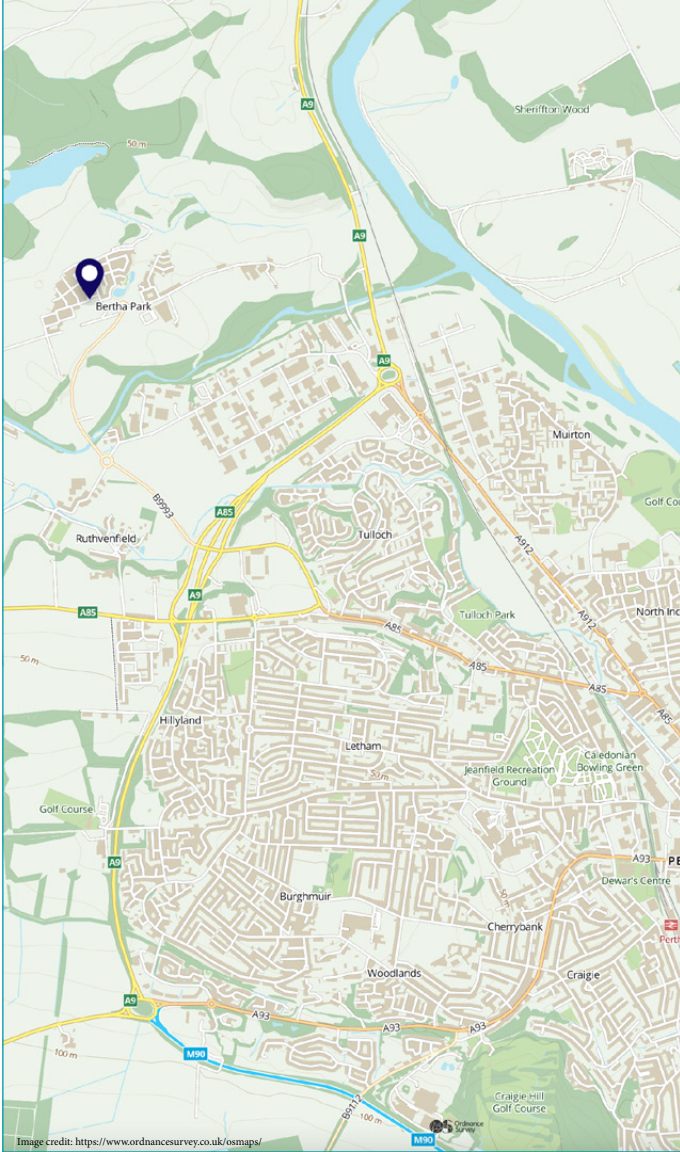


BEDROOMS, BATHROOM & EN-SUITE



Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.10m (10'2")	Bedroom 2	3.30m (10'10") x 2.50m (8'2")
Kitchen/Diner	5.40m (17'9") x 2.30m (7'7")	Bedroom 3	2.50m (8'2") x 2.50m (8'2")
Utility	2.20m (7'3") x 1.70m (5'7")	Bathroom	2.10m (6'11") x 1.70m (5'7")
WC	2.10m (6'11") x 1.10m (3'7")		
Bedroom 1	3.10m (10'2") x 2.50m (8'2")		
En-suite	2.00m (6'7") x 1.70m (5'7")		
		Gross internal floor area (m ²): 84m ²	
		EPC Rating: B	





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Part
Exchange
Available

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