

146 TWEEDSMUIR ROAD

PERTH, PH1 2HR



GILSONGRAY



“ WELCOME TO 146 TWEEDSMUIR ROAD, PERTH

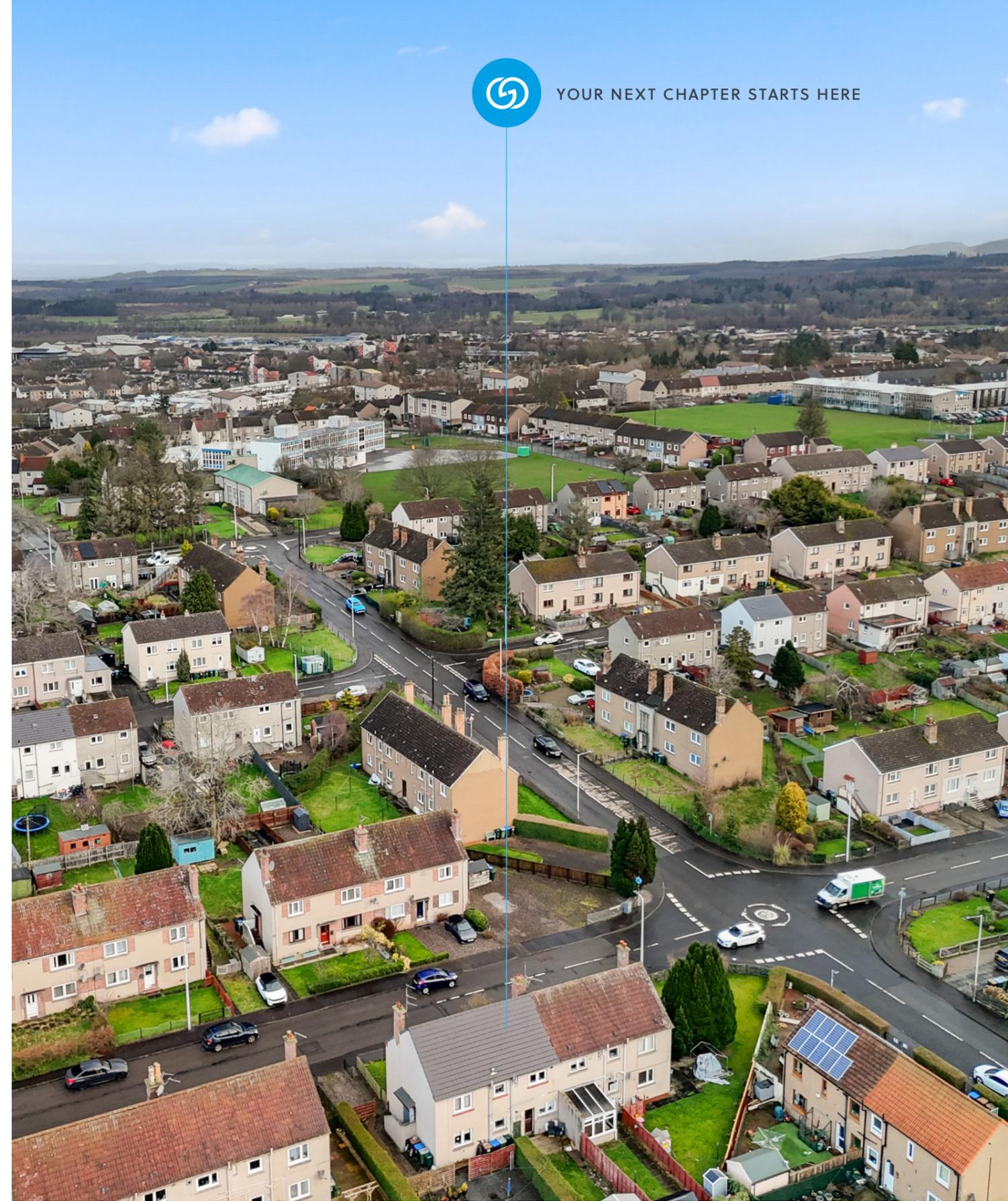
Occupying a convenient position within the ever-popular Letham area of Perth, this generously proportioned two-bedroom ground floor flat offers exceptionally bright and practical accommodation, complemented by private front and rear gardens and the rare benefit of its own main door access. Having been extensively upgraded and redecorated by the current owner, the property is presented in true move-in condition, with fresh, modern finishes and a tasteful palette of neutral tones throughout, creating a calm and contemporary living environment ideally suited to a wide range of buyers including first-time purchasers, downsizers and buy-to-let investors.

Entry is via a private vestibule which leads into a welcoming central hallway, providing an excellent sense of space and access to all apartments. The lounge is particularly well proportioned and filled with natural light, offering ample room for both seating and dining and forming a comfortable setting for everyday living and entertaining. The kitchen has been attractively fitted with modern cabinetry and generous worktop space, with a door opening directly out to the rear garden, allowing for easy indoor-outdoor flow during the warmer months.

Both bedrooms are genuine doubles, each benefiting from built-in storage, while the contemporary shower room has been stylishly finished with modern fittings and a clean, fresh aesthetic.

Externally, the property continues to impress. The front garden is laid mainly to lawn with planted borders, creating an inviting approach, while the enclosed rear garden enjoys a sunny south-facing aspect, making it a real suntrap and ideal for relaxing or outdoor dining. The space incorporates lawn, a seating area, a useful store and a timber shed, providing excellent practicality as well as privacy.

With its own private entrances, generous room sizes, upgraded interior condition and desirable garden grounds, this is a rarely available home that combines the ease of apartment living with the feel of a small house, all within easy reach of local amenities, schooling and transport links.



1 Reception Room



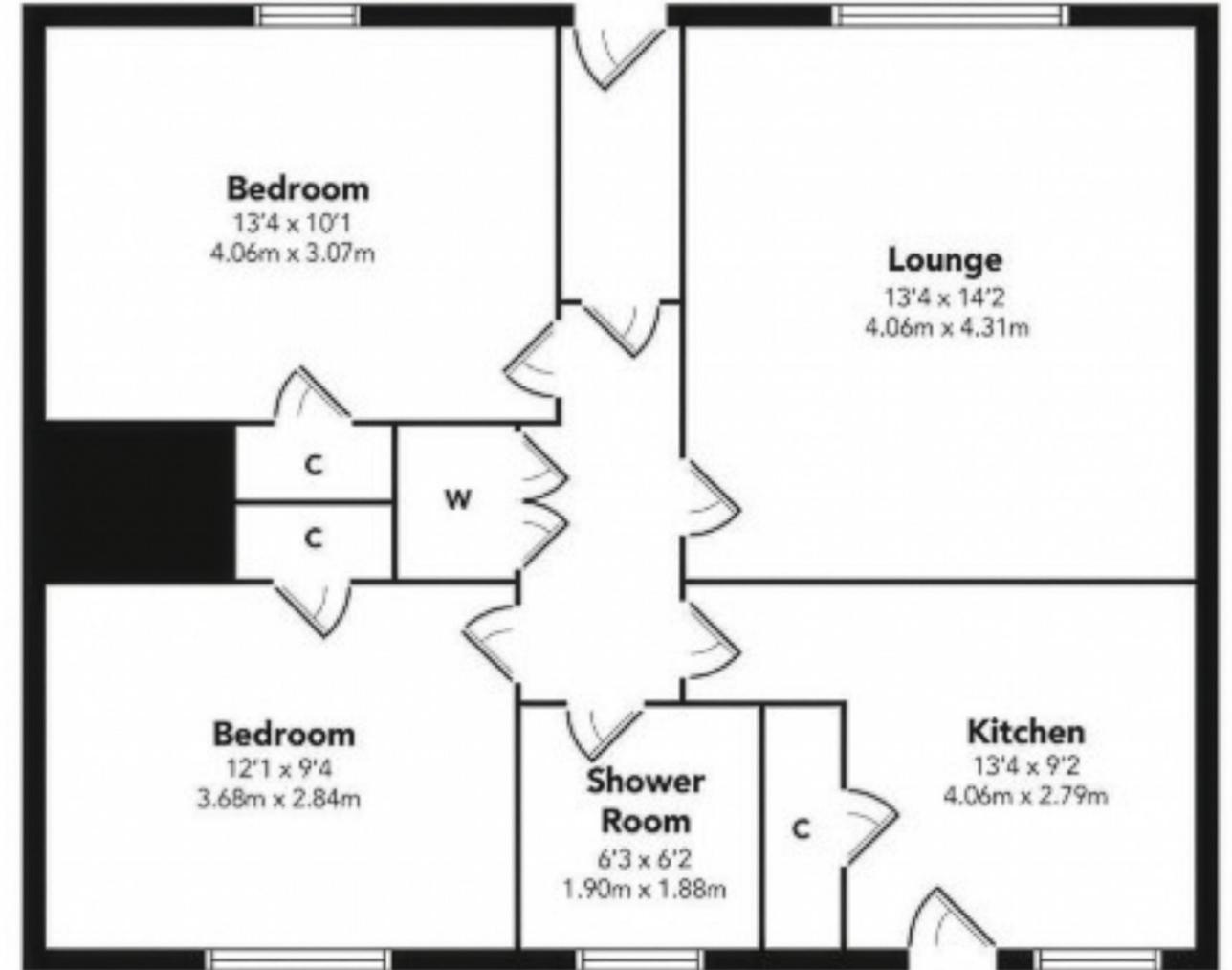
2 Bedrooms



1 Bathroom



Private Parking



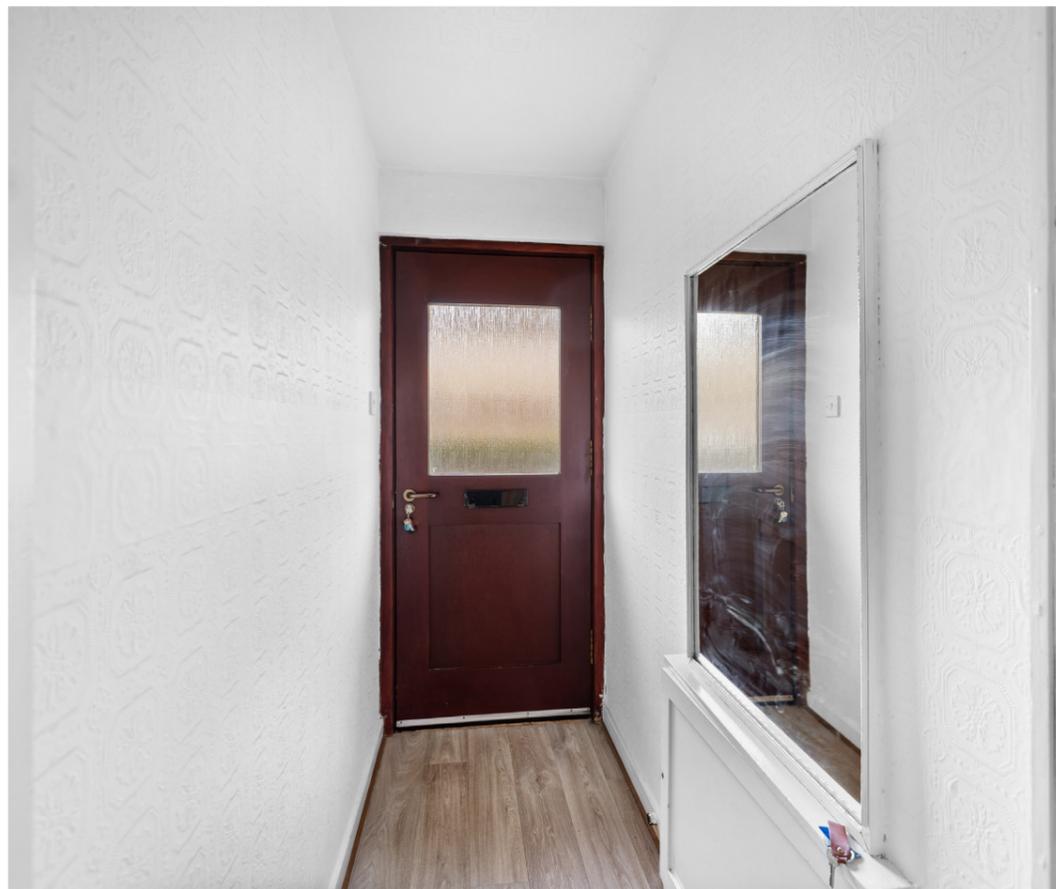
GROUND FLOOR

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DUNDEE

2 WEST MARKETGAIT, DD1 1QN
01382 201 000

EDINBURGH

29 RUTLAND SQUARE, EH1 2BW
0131 516 5366

GLASGOW

160 WEST GEORGE STREET, G2 2HQ
0141 530 2021

EAST LOTHIAN

33 WESTGATE, EH39 4AG
01620 893 481

BORDERS

01890 880 008

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