



## 37 Strathtay Road, Perth, PH1 2LY Offers Over £155,000



Upon entering, you are greeted by a welcoming entrance hall that leads to a good sized lounge. The kitchen/dining area provide a delightful space for family meals and gatherings, ensuring that this home is both functional and inviting.

On the first floor, you will find two generously sized bedrooms, ideal for family living, along with a family bathroom that caters to all your needs. The attic floor features a double bedroom complete with built-in storage, offering a private retreat or an excellent second living space.

The property benefits from electric heating and double glazed windows throughout.

Externally, there is garden grounds to the front and rear of the property. Off Street parking is also available to the rear.

**Location:** This property is ideally located for access to all local amenities including primary schools, bus routes to Perth city centre and Tesco supermarket as well as quick access to the motorway for routes into Edinburgh & Glasgow.

- 3/4 bedroom villa
- Loft conversion
- Electric heating
- Double glazed windows
- Front and rear gardens
- Off-street parking available
- Mid terrace house
- Located in Letham area
- Viewing recommended



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Map data ©2026

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GROSS INTERNAL AREA  
 GROUND FLOOR : 433 sq ft/40.2 m<sup>2</sup>, FIRST FLOOR : 420 sq ft/39.0 m<sup>2</sup>, SECOND FLOOR : 213 sq ft/19.8 m<sup>2</sup>  
 TOTAL: 1066 sq ft/98.8 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	79
(69-80) C	64
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	95
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland EU Directive 2002/91/EC	



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45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. [sales@premierpropertiesperth.co.uk](mailto:sales@premierpropertiesperth.co.uk)[www.premierpropertiesperth.co.uk](http://www.premierpropertiesperth.co.uk)