



**McEwan Fraser Legal**

Solicitors & Estate Agents

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18 Greig Place

PERTH, PH1 2UJ



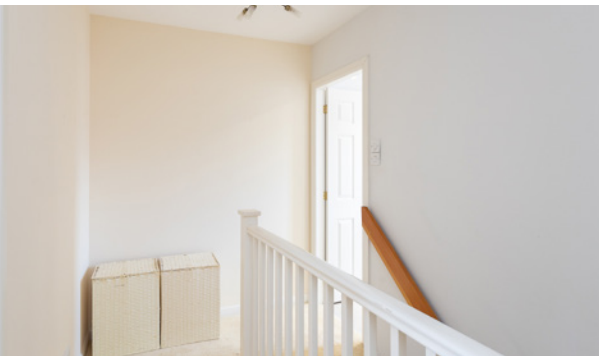
THE LOCATION

PERTH

Nestled in a prime residential area of Perth, this family-sized home offers an ideal blend of suburban tranquility and urban convenience. Located within a friendly and welcoming community, this property provides everything a family could need for a comfortable and enjoyable lifestyle. Families will appreciate the proximity to several highly regarded schools, ensuring that children of all ages receive a top-quality education close to home. Perth High School and Oakbank Primary School are just a short drive away, offering excellent academic programs and extracurricular activities. For daily necessities, there are numerous shopping options nearby, including supermarkets, local shops, and the bustling St. John's Shopping Centre. Whether you need to pick up groceries, enjoy a leisurely shopping trip, or find the perfect outfit, everything you need is within easy reach.

Transport links are excellent, making commuting and travel straightforward. The property is conveniently close to major road networks, including the A9 and M90, providing easy access to Dundee, Edinburgh, and beyond. Perth railway station offers regular services to major cities, making it perfect for those who commute for work or leisure. Outdoor enthusiasts will love the abundance of parks and recreational areas in the vicinity. The beautiful North Inch Park offers vast green spaces for picnics, sports, and leisurely strolls along the River Tay. The nearby Huntingtower Park and Methven Den provide additional opportunities for outdoor adventures and family outings. Healthcare facilities are readily accessible, with Perth Royal Infirmary and several medical centers located nearby, ensuring that all your family's health needs are well catered for.





THE PROPERTY

18 GREIG PLACE

McEwan Fraser Legal is delighted to present this beautifully extended three-bedroom family home in the heart of Perth. Situated in a sought-after residential area, this property is ideally positioned to provide easy access to all the amenities that make Perth such a wonderful place to live.

The house has been thoughtfully extended to include a quality conservatory with a self-cleaning glass roof, creating a bright and inviting space to relax and enjoy the garden views year-round. The open-plan living, dining, and kitchen area is the heart of the home, offering a fresh and contemporary feel. Recently upgraded, the kitchen and bathrooms boast modern fixtures and fittings, ensuring a luxurious and comfortable lifestyle.

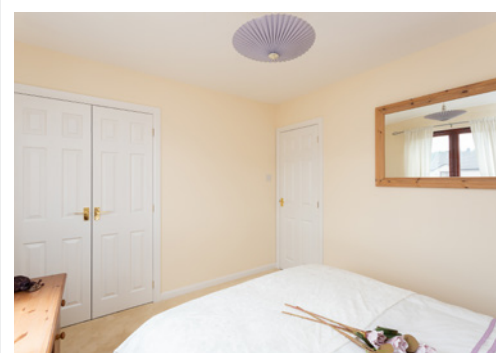
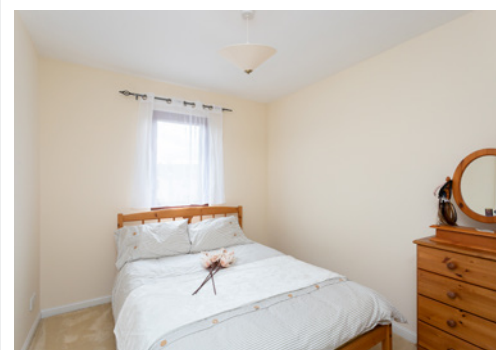
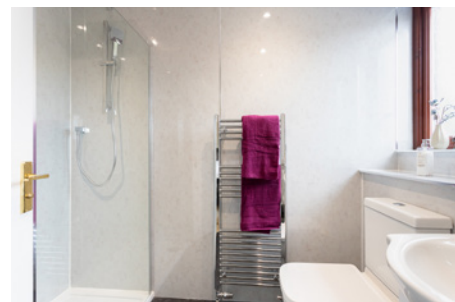
The kitchen diner is a true delight, featuring a buffet area designed for convenient dining. Patio doors open to the conservatory (with underfloor electric heating), seamlessly connecting indoor and outdoor living spaces. The kitchen is well-equipped with a wide range of units and integrated appliances, making meal preparation a joy. A guest cloakroom on the ground floor adds to the convenience.

The spacious and bright lounge provides a welcoming atmosphere, with a staircase leading to the upper floor. Here, you will find three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room. The family bathroom is elegantly appointed, complete with a shower over the bath.

Externally, the property includes an integral garage and a drive to the front, providing ample parking. The rear garden is a little oasis, beautifully landscaped to offer a private retreat for relaxation and entertainment.







THE DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.60m (21'8") x 2.40m (7'10")
Lounge	5.00m (16'5") x 3.70m (12'2")
Conservatory	3.30m (10'10") x 2.91m (9'7")
Bedroom 1	3.80m (12'6") x 3.10m (10'2")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.50m (8'2")
Bathroom	2.40m (7'10") x 1.80m (5'11")
En-suite	2.40m (7'10") x 1.50m (4'11")
WC	1.60m (5'3") x 0.90m (2'11")
Garage	5.40m (17'9") x 2.80m (9'2")

Gross internal floor area (m²): 98m²
EPC Rating: C

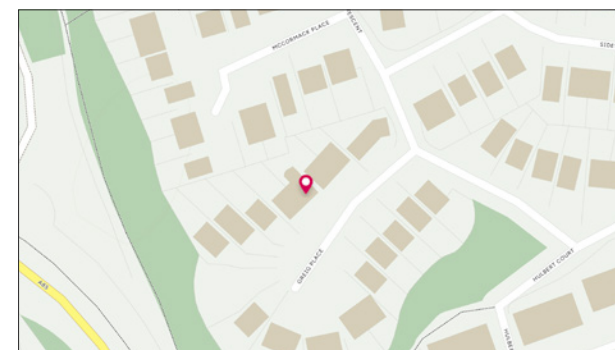
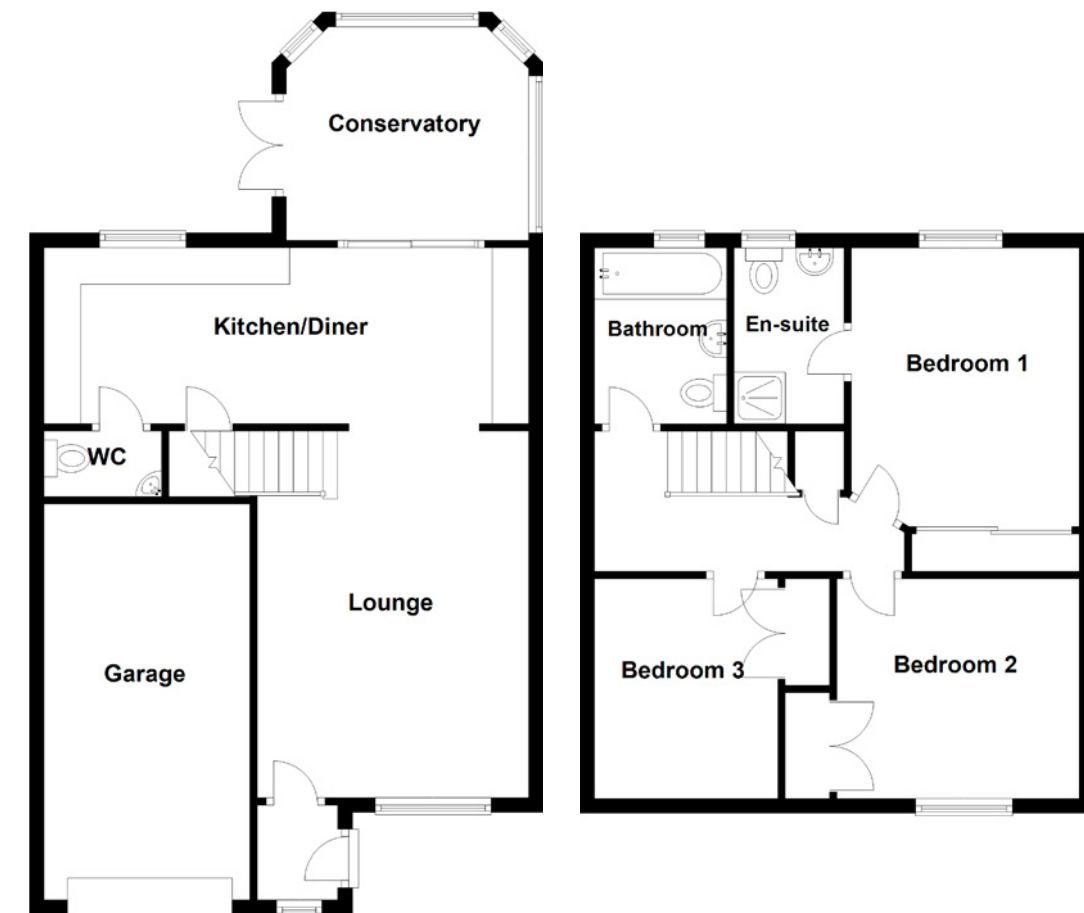


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>






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