

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS

£265,000

Offers Over

4 Bedrooms

1 Reception Rooms

1 & 1/2 Bathrooms

30 Poplar Crescent, Perth



30 Poplar Crescent is a lovely detached chalet style villa, situated in the desirable area of Oakbank. Only a short walk of a local convenience shop, Post Office and regular bus route to City Centre. The property is within Oakbank/Viewlands/ Perth High School catchment area.

The property offers ample storage space, gas central heating and double glazing.

The ground floor comprises entrance hall way, bedroom, lounge, modern bathroom with heated towel rail, and open plan kitchen/dining room with integrated appliances included. From the kitchen/dining area there is a sliding patio door and also a back door leading to the garden.

On the upper floor there are 3 bedrooms, a W/C and extra storage. The main bedroom includes mirror wardrobes and a lovely view.

The garden has a large patio area and steps up to the lawn. Vehicular needs are met with a 2 car driveway and a single garage. The street also offers on street parking and a grassed park area.

Room Measurements (in metres)

Lounge: 5.50 x 5.50

Kitchen/Dining: 7.18 x 3.41

Dining (separately): 3.51 x 3.41

Kitchen (separately): 3.77 x 2.58

Bathroom: 2.55 x 1.59

Hall: 2.14 x 3.55

Bed 2(downstairs): 2.54 x 3.57

Main Bed: 3.48 x 2.55

Bed3: 3.43 x 2.26

Bed4: 1.92 x 3.42



EPC Rating: D

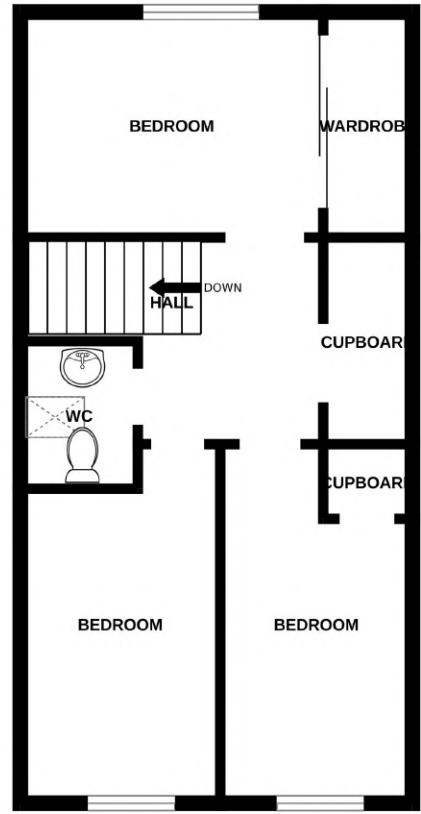
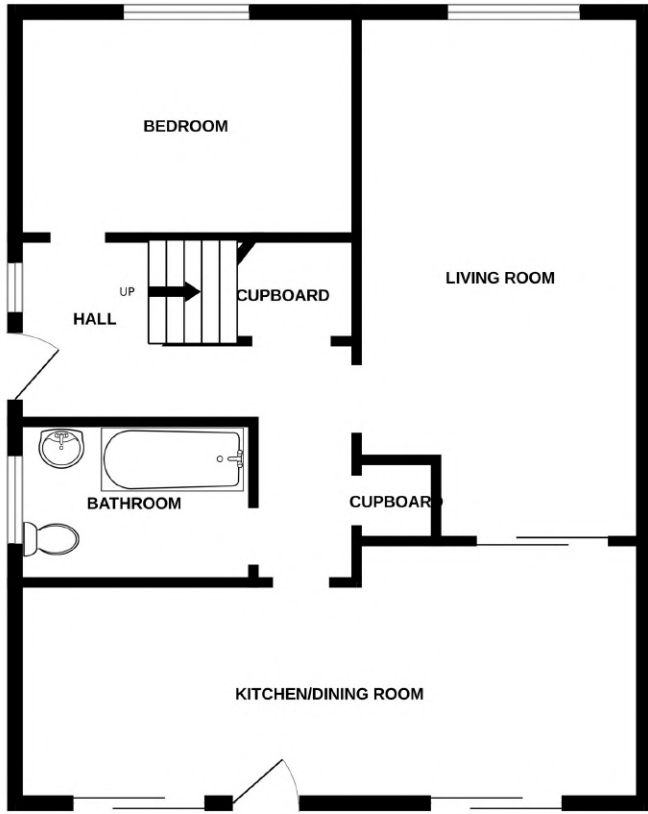
Council Tax: Band E

Local Authority: Perth & Kinross

Tenure: Freehold

Directions: From the Broxden round about, you follow the A93, turning into Perth town centre. Turning left at the first round about onto Lamerkin Drive, take the 2nd exit and stay on Lamerkin Drive. Take the 2nd exit and enter onto Cedar Drive where you then turn left onto Poplar Cres.





	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

1 Charlotte Street , Perth PH1 5LP
71 High Street Auchterarder PH3 1BN

01738 630 350
01764 663 830

property@jamesonmackay.co.uk

www.jamesonmackay.co.uk

Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent