



69 Cairns Crescent, Perth, PH1 2PQ
Offers over £125,000

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- Generous terraced villa
- Spacious lounge
- Gas central heating
- Good storage space
- Parking available to front of property
- 2 double bedrooms
- Dining kitchen
- Double glazing
- South-facing rear garden
- Quiet cul-de-sac

This generously proportioned 2 bedroom home enjoys a quiet position within the Tulloch area of Perth and towards the end of a small cul-de-sac. Located within walking distance of various amenities and local bus stops, the property has been very well maintained by the present owners and also benefits from a favourable south-facing aspect to the rear. It also features double glazing, gas central heating, good storage space and plentiful parking immediately in front of the property.

On the ground floor there is an entrance vestibule, central hallway, dining kitchen, generous lounge and a rear porch leading out into the rear garden. On the first floor there is a shower room and two double bedrooms both with built-in wardrobes. To the front of the property there is a pathway leading to the entrance and a low maintenance area of garden. The garden to the rear is south-facing and is predominantly laid with slabs. It also feature an external store and shed.

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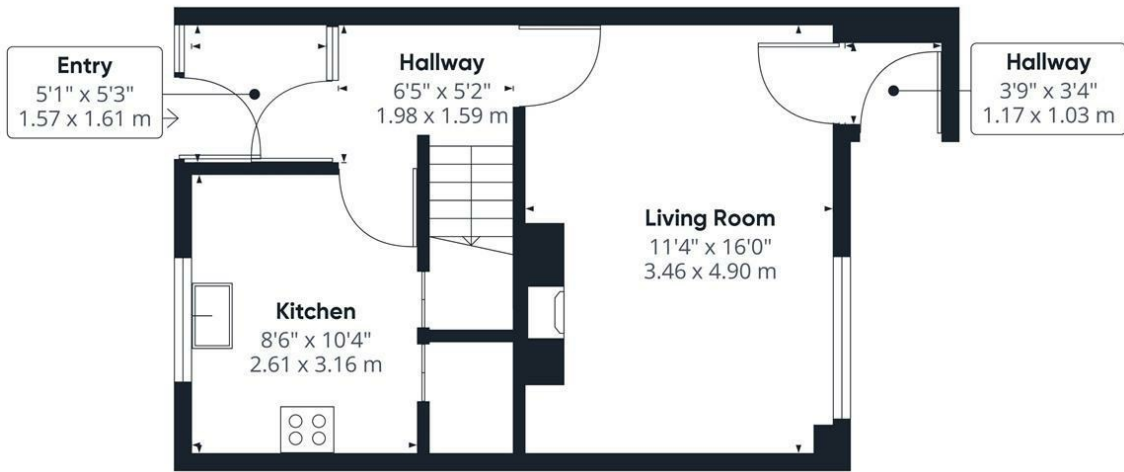


Location

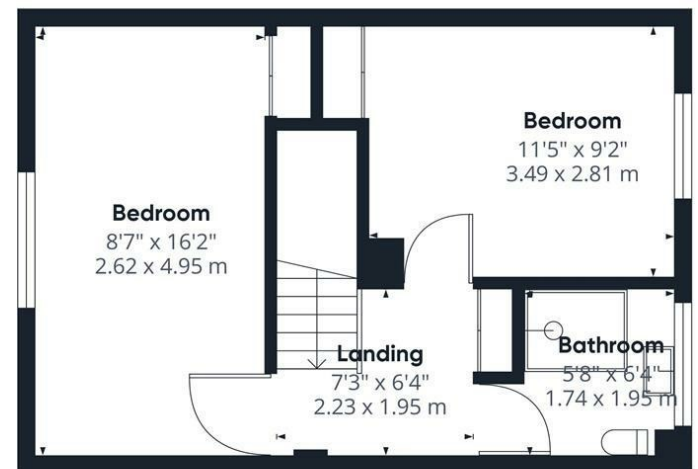
The property is located within the popular Tulloch area of Perth. Within walking distance there are a number of amenities including a regular bus service, playparks, local supermarket and the newly completed Tulloch Primary School. Road links give easy access to the city centre, Crieff Road, dual-carriageway and SSE Headquarters at Inveralmond.







Ground floor



Floor 1

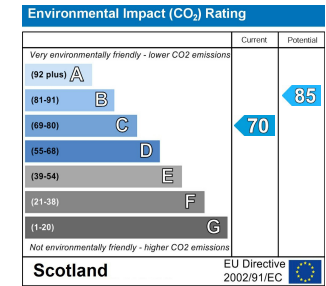
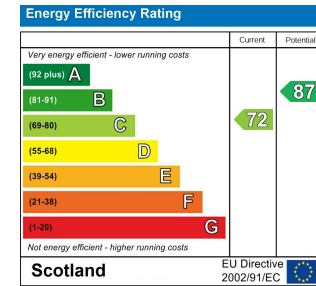
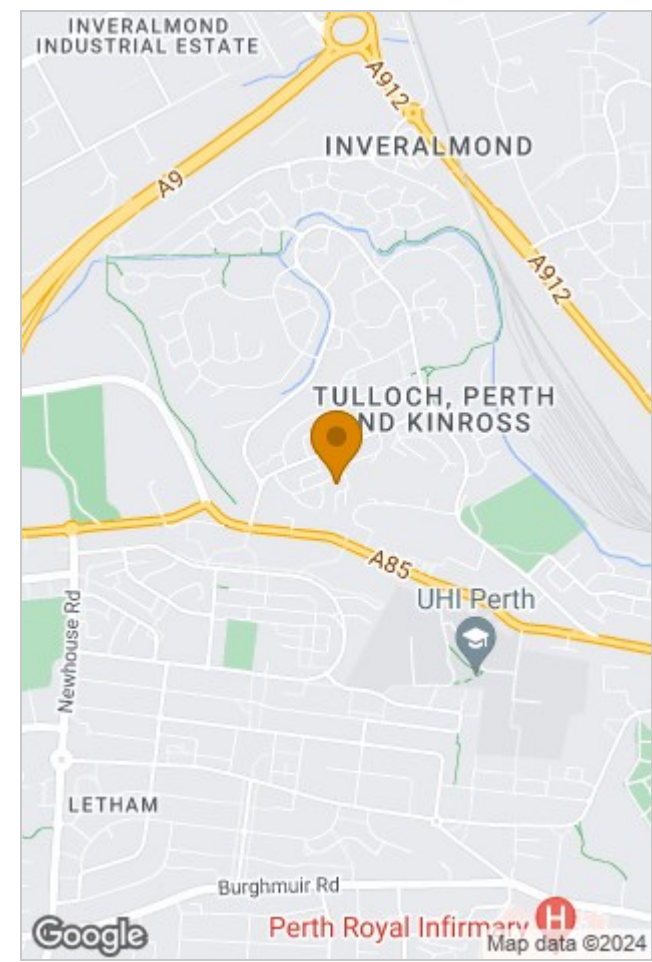


Approximate total area⁽¹⁾
718.97 ft²
66.79 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

