



24 Priory Place, Perth, PH2 0DT  
Offers over £269,950

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## 24 Priory Place Perth, PH2 0DT

- Attractive traditional villa
- Beautiful dining kitchen
- Sitting room/4th Bedroom
- Gas central heating
- Double glazing
- 3 bedrooms
- Elegant living room
- Off-street parking to rear
- Newly modernised
- Sought-after area

Traditional villas in Craigie don't come much better than this! This superb 3 bedroom 2 reception room home has been extensively modernised and upgraded in recent years – whilst retaining a high degree of charm and character throughout. Benefitting from off-street parking to the rear and a beautifully landscaped garden, this attractive home also features gas central heating, modern double glazing, lovely high ceilings, a fantastic dining kitchen and stylish bathroom. A real hidden gem within the area.

On the ground floor there is an entrance hallway, with understair storage cupboard, an elegant living room with bay window, a bright sitting room and a large dining kitchen with double doors out into the rear garden. On the first floor there is a stylish bathroom with separate shower room, two spacious double bedrooms and a single bedroom. To the front of the property there is a small courtyard laid with stone chips. The garden to the rear is very private and features an eye-catching pergola, decking, seating areas, stone chips and a timber shed. There is also off-street parking behind the rear garden.

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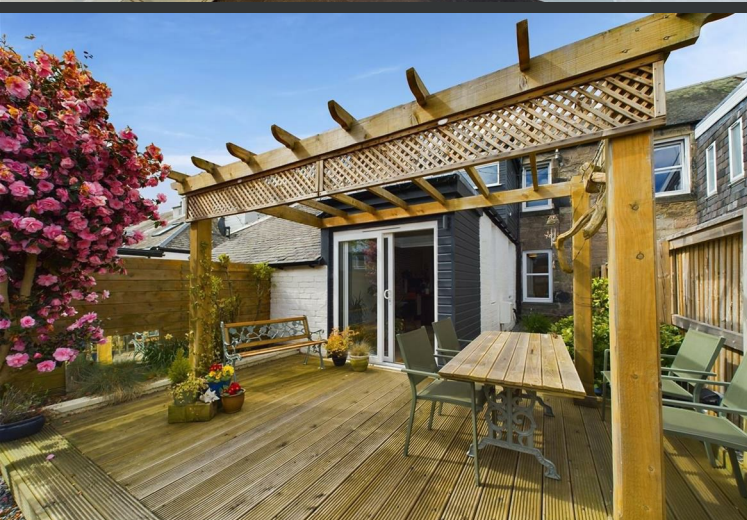


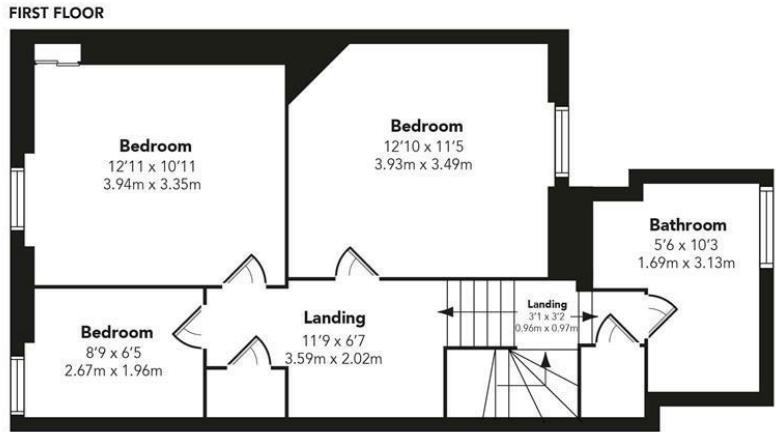
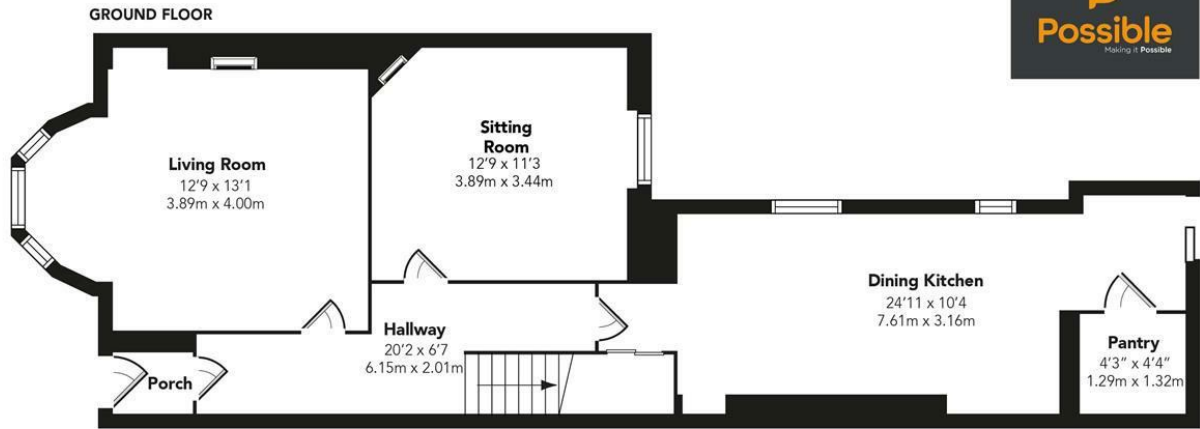


## Location

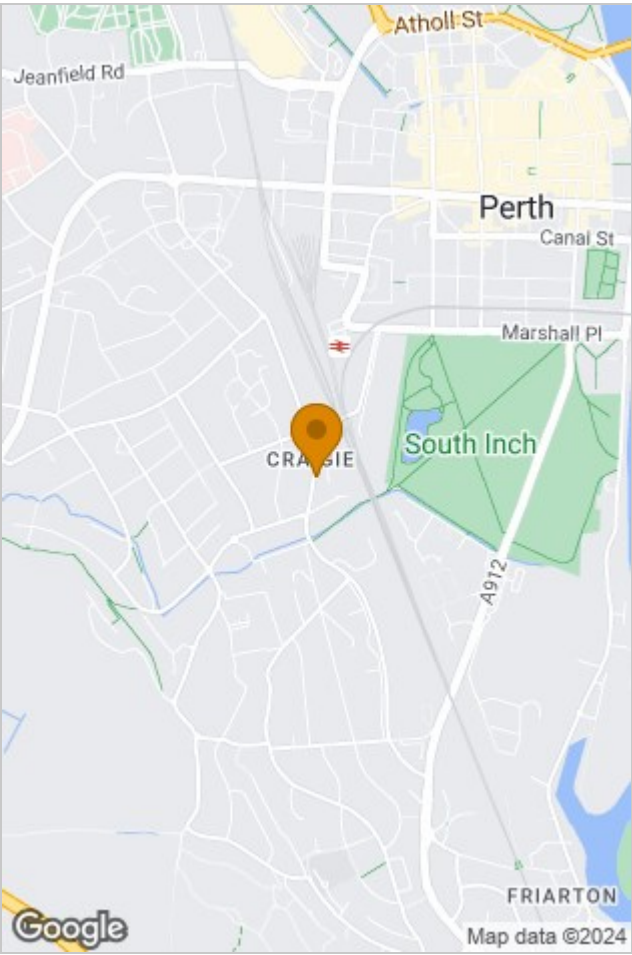
The property is located within the sought-after Craigie area of Perth and in close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can also be gained to the M90 motorway via the nearby Edinburgh Road.







Floorplans are indicative only - not to scale  
Produced by Plushplans



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	<b>84</b>

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

**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.

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