



9 Abbotsford Crescent, Perth, PH1 1SP
Offers over £275,000

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9 Abbotsford Crescent Perth, PH1 1SP

- Superb detached villa
- Large living room
- Dining room
- South-facing rear garden
- Double glazing
- 3 double bedrooms 1 en-suite
- Modern kitchen
- Sunny conservatory
- Gas central heating
- Quiet cul-de-sac

This superb 3 bedroom detached villa is located in a highly sought-after cul-de-sac within the popular Oakbank area of Perth. Beautifully appointed and boasting light and spacious accommodation throughout, the property has been tastefully styled and modernised to create a fantastic home that will appeal to a range of different buyers. It also features gas central heating, double glazing, three bathrooms, two reception rooms, a south-facing rear garden and plenty of off-street parking.

On the ground floor there is an entrance hallway, a modern shower room, very generous living room, dining room, bright conservatory, stylish kitchen and useful boot room. Onto the first floor there is a bathroom and three double bedrooms and with built-in storage space – the largest bedroom also has its own en-suite shower room. To the front of the property there is an area of lawn and a long driveway providing off-street parking. The garden to the rear is very private and enjoys a sunny south-facing aspect. It features an area of lawn, a selection of colourful plants and shrubs, timber shed and a slabbed patio.

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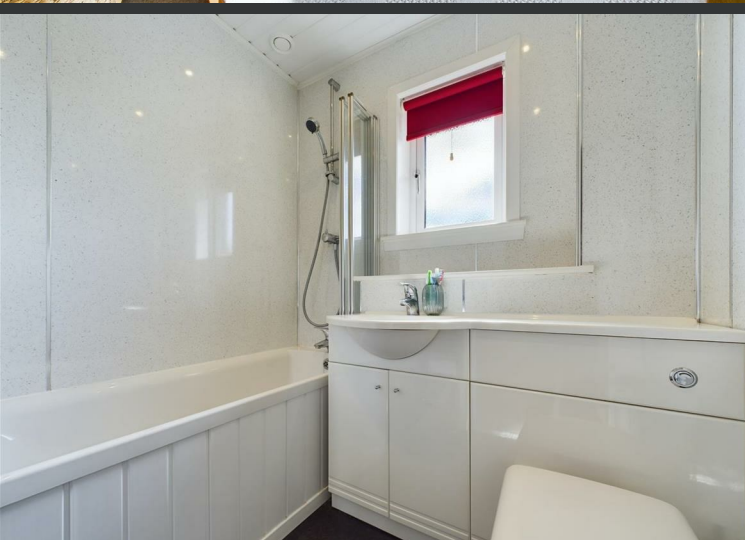


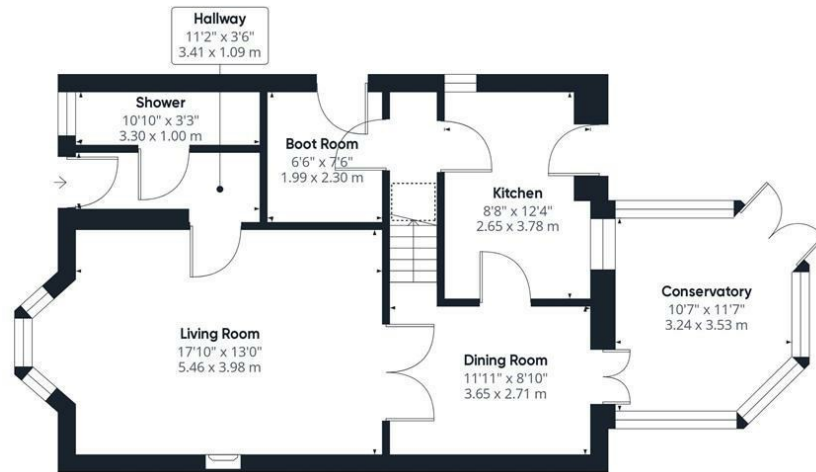


Location

The property is conveniently located within the sought-after Oakbank area of Perth and within walking distance of local shops, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and dual-carriageway.







Ground floor



Floor 1



Approximate total area[®]

1236.45 ft²
114.87 m²

Reduced headroom

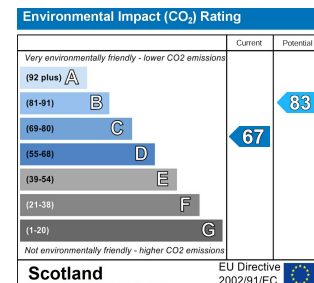
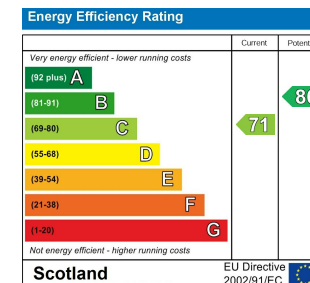
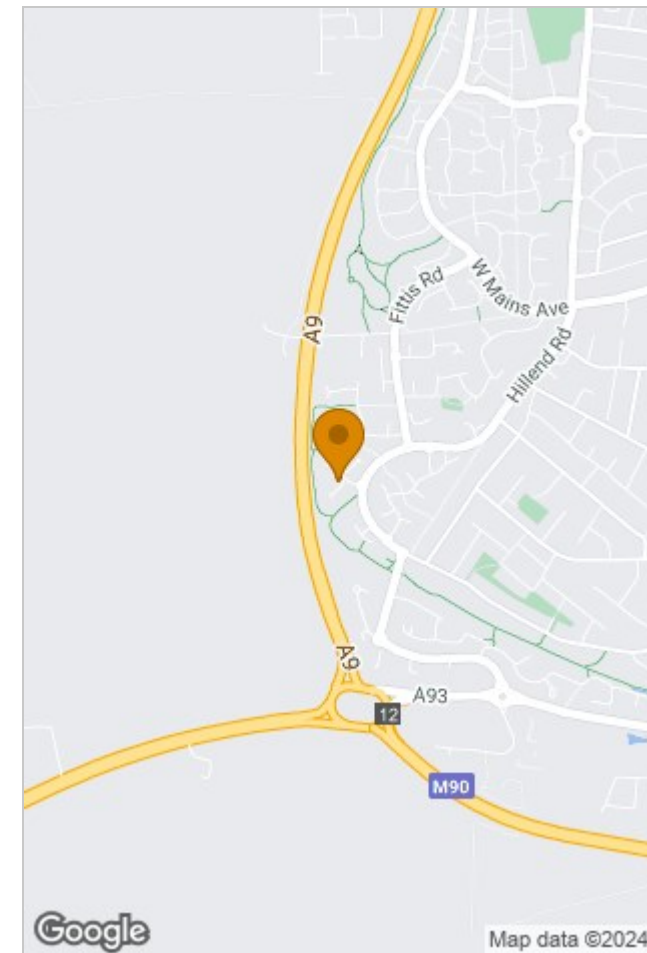
6.96 ft²
0.65 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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.