



2 Spens Crescent, Perth, PH1 1PE
Offers over £320,000

 4  2  3  D



2 Spens Crescent Perth, PH1 1PE

- Semi-detached family villa
- Spacious living room
- Bright sun room
- Gas central heating
- Off-street parking & garage
- Four bedrooms
- Formal dining room
- Generous rear garden
- Double glazing
- Lovely high ceilings

This notably generous four bedroom semi-detached villa enjoys a convenient location, on a quiet side street just outside Perth city centre. Ideally positioned within easy reach of various local amenities and travel links, the property is perfectly suited to family living. With three reception rooms and plenty of off-street parking, the property also features double glazing, gas central heating and perhaps one of the biggest gardens within the street which also enjoys a sunny south-to-west-facing aspect.

On the ground floor there is an entrance vestibule, central hallway, generous living room with bay window, a formal dining room, bright sunroom, kitchen, utility room and shower room. Onto the first floor there is a family bathroom and four generously proportioned bedrooms. To the front of the property there is a driveway providing parking for two cars and also leading to the garage equipped with power and lighting. The wonderful garden to the rear enjoys a high degree of privacy and plenty of natural light thanks to the south-to-west-facing aspect. It features a lovely area of decking, large area of lawn and some colourful plants and shrubs.

Offers over £320,000



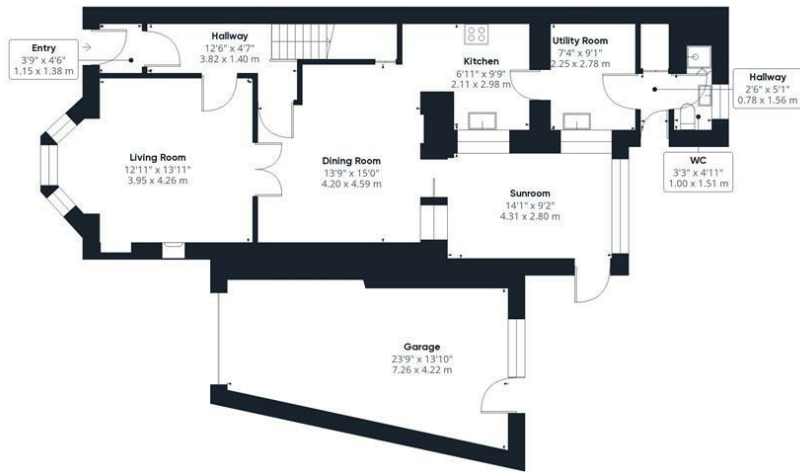


Location

The property is conveniently located and boasts easy access to Perth City Centre via regular bus routes as well as other travel links via the Broxden and Crieff Road roundabouts and is within easy reach to of local amenities, primary and secondary schools, Perth College, local supermarkets and Perth Royal Infirmary.







Ground floor



Floor 1

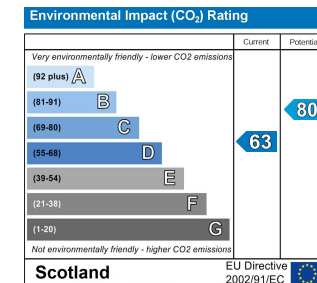
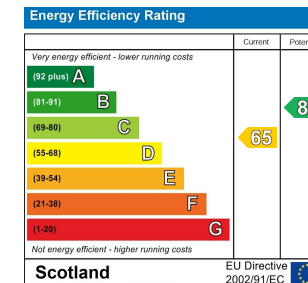
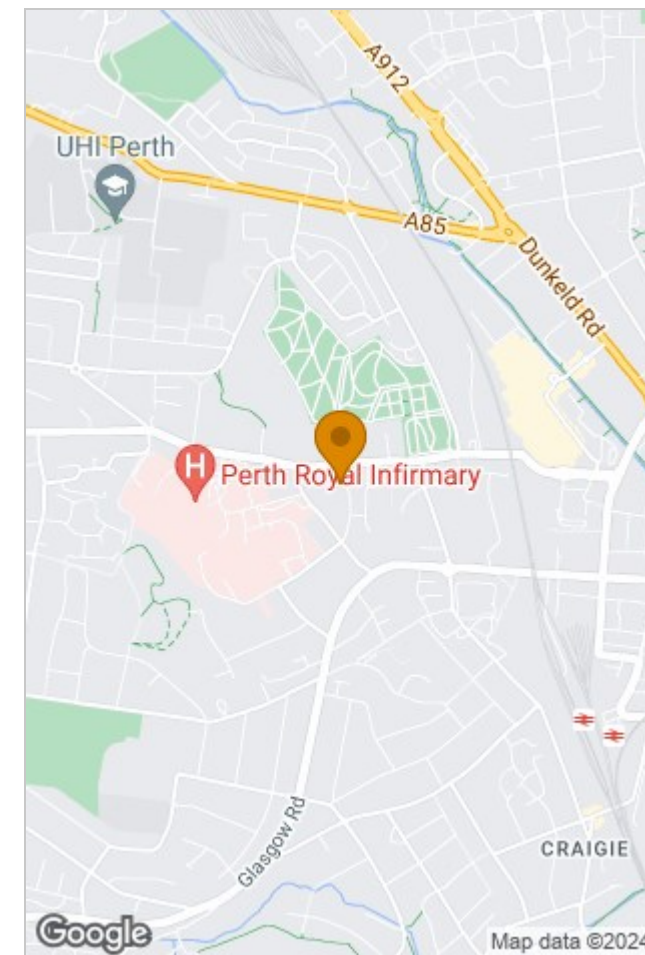


Approximate total area⁽¹⁾
1829.79 ft²
169.99 m²

(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.

GIRAFFE360



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.

