



98 Allison Crescent, Perth, PH1 2UN
Offers over £260,000

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- Detached family villa
- Large living room
- Dining room
- Double glazing
- Off-street parking
- 4 double bedrooms 1 en-suite
- Modern breakfasting kitchen
- Gas central heating
- Excellent storage space
- Generous rear garden

Presented in excellent condition and offering generous accommodation throughout is this attractive 4 bedroom 2 reception room detached villa. Benefiting from a wealth of storage space, the property is conveniently located within easy reach of various local amenities and travel links. It also features gas central heating, double glazing, off-street parking, a garage and a generous rear garden.

On the ground floor there is entrance hallway, a cloakroom toilet a large dual-aspect living room, a dining room, a modern breakfasting kitchen and a separate utility room. Onto the first floor there is a modern bathroom, a large master bedroom with en-suite shower room, and three additional bedrooms all with built-in storage space. To the front of the property there are some mature shrubs and trees and a driveway leading to the garage. The garden to the rear features a selection of colourful plants and shrubs, an area of lawn and some pleasant seating areas.

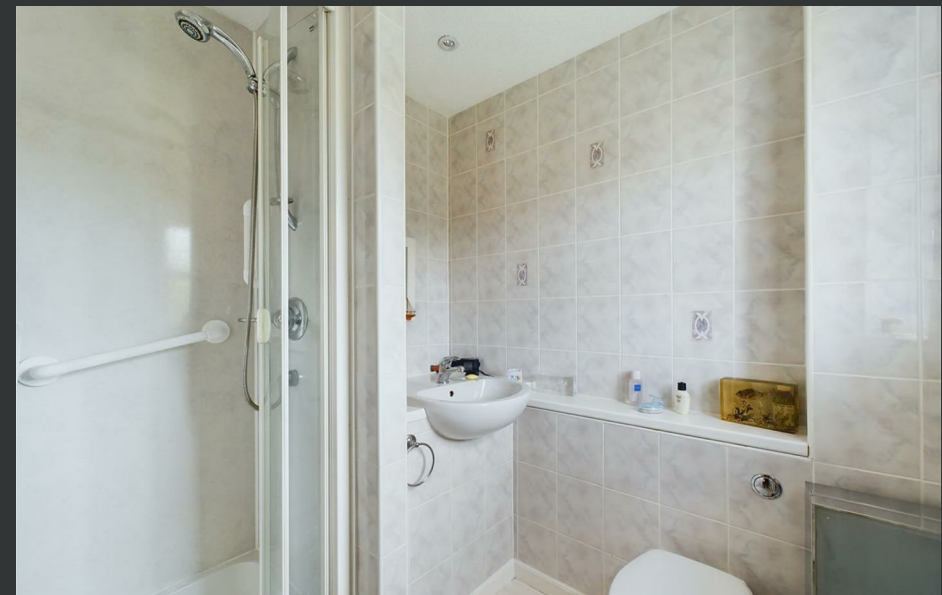
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Location

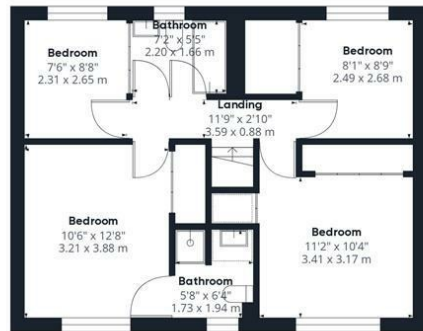
The property is located within the popular Tulloch area of Perth. Within walking distance there are a number of amenities including a regular bus service, playparks, local supermarket and the newly completed Tulloch Primary School. Road links give easy access to the city centre, Crieff Road, dual-carriageway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







Ground floor



Floor 1

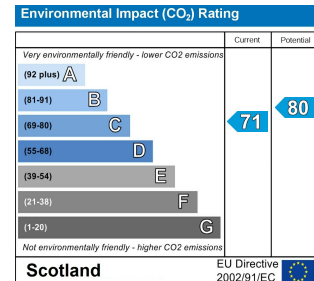
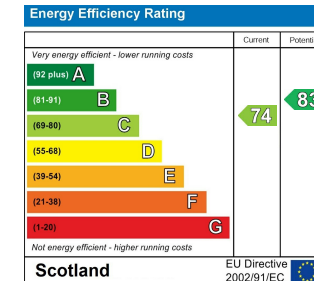
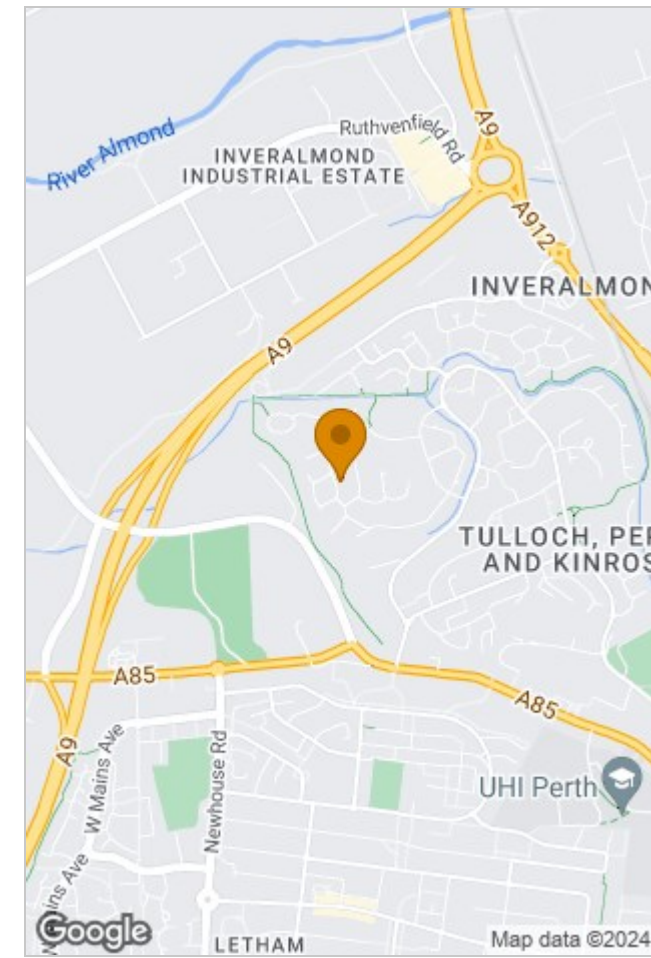


Approximate total area⁽¹⁾
1181.6 ft²
109.77 m²

(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.