



17 Scouring Burn Crescent, Perth, PH2 0GF  
Offers over £330,000

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# 17 Scouring Burn Crescent Perth, PH2 0GF

- Modern detached villa
- Spacious living room
- South-facing rear garden
- Ample storage space
- Move-in condition
- 4 bedrooms 1 en-suite
- Attractive dining kitchen
- Off-street parking & garage
- Small cul-de-sac position
- Easy access to travel links

Welcome to this modern detached home located on Scouring Burn Crescent in the picturesque city of Perth. This property boasts a spacious layout with a spacious living room, generous dining kitchen, room, four bedrooms, and two bathrooms, providing ample space for comfortable living.

Situated in a small cul-de-sac, this home offers a peaceful and private environment, perfect for those seeking tranquillity. The south-facing rear garden is a delightful feature, ideal for enjoying sunny days and al fresco dining with family and friends. Parking is always a breeze with space for two vehicles, ensuring convenience for homeowners and guests alike. Inside, you'll find plentiful storage space, making it easy to keep your belongings organised and out of sight. The generous room proportions create a welcoming atmosphere throughout the house, allowing for versatile furnishing options to suit your personal style. Whether you're looking to relax in the living room or unwind in one of the four bedrooms, this property offers a comfortable retreat for all. With easy access to the city centre and various travel links, this home provides the perfect balance of suburban tranquillity and urban convenience.

Offers over £330,000





## Location

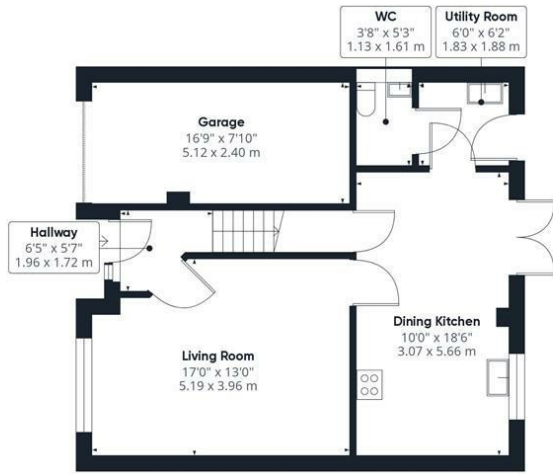
The property is conveniently located off the Glasgow Road and within walking distance of local shops, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and dual-carriageway.











Ground floor



Floor 1



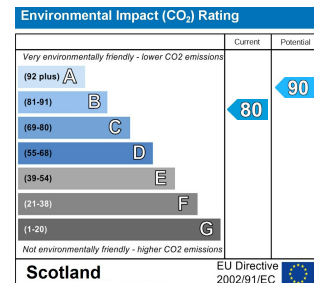
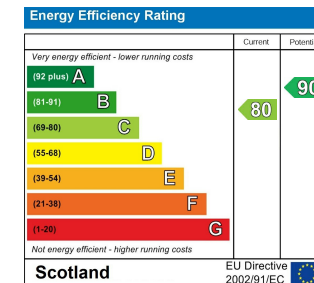
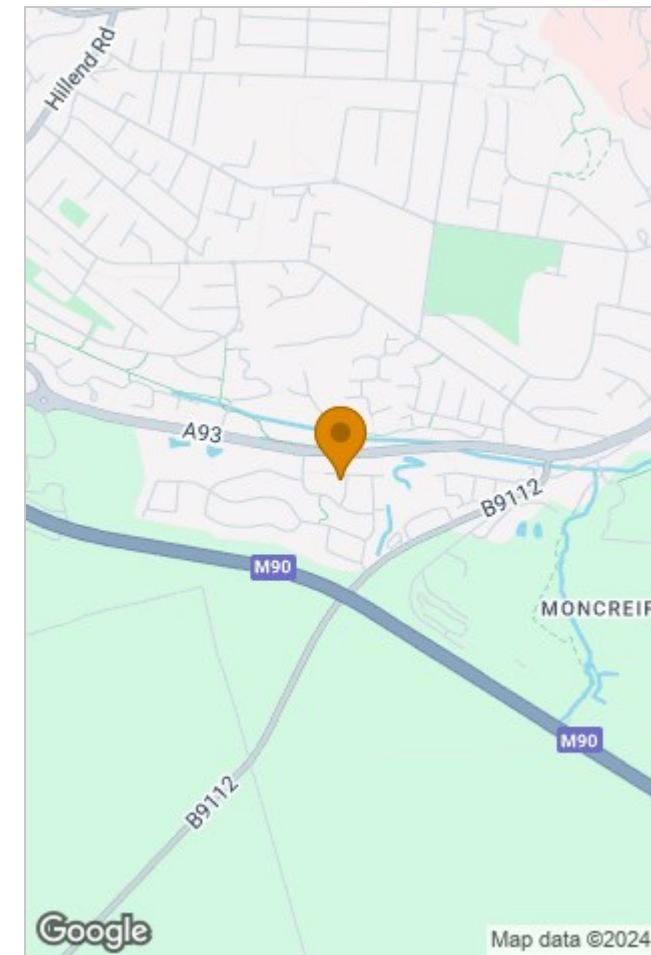
Approximate total area<sup>(1)</sup>  
1247 ft<sup>2</sup>  
115.85 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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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.