



153a Crieff Road, Perth, PH1 2PB  
Offers over £285,000

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## 153a Crieff Road Perth, PH1 2PB

- Rare five-bedroom detached home
- Separate dining room
- Family bathroom on each floor
- Private rear garden
- Gas central heating
- Bright and spacious living room
- Two ground-floor double bedrooms
- Utility room and integral garage
- Located on a quiet side street in Tulloch
- Excellent storage space

Nestled on a quiet side street, 153a Crieff Road is a rare and substantial five-bedroom detached home, offering an abundance of space for family living. Located in the desirable Tulloch area of Perth, this property boasts a thoughtfully designed layout with versatility in mind. The ground floor features a bright and spacious living room, a separate dining room, a well-equipped kitchen, two double bedrooms, and a family bathroom. A utility room and integral garage add practicality to the home. Upstairs, the first floor houses three generous double bedrooms, a modern family bathroom, and ample storage options.

Externally, the property enjoys a private rear garden, ideal for family gatherings or relaxation, and a driveway providing off-street parking for multiple vehicles. Set on a peaceful side street, this home is within walking distance of schools, local shops, and transport links, making it perfect for families or professionals. Rarely available in this location, 153a Crieff Road combines size, comfort, and convenience, offering an exceptional opportunity to secure a spacious family home in a sought-after area.

Offers over £285,000







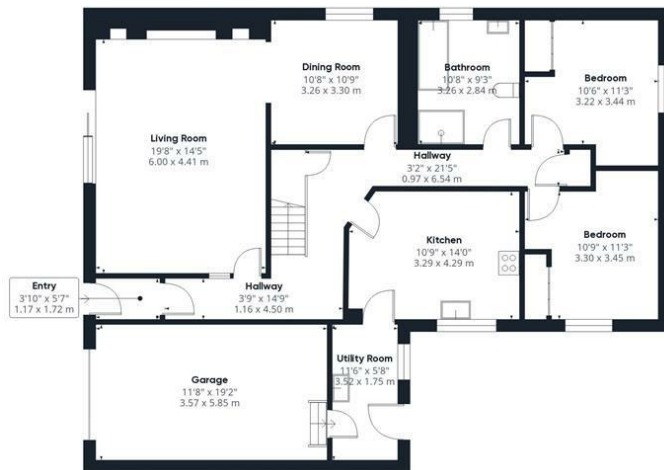
## Location

Tulloch is a well-established residential area in Perth, offering a mix of traditional and modern homes. Popular with families, it boasts excellent local amenities, including shops, schools, and leisure facilities. Tulloch Primary School and Perth Grammar are within easy reach, and the area benefits from reliable public transport links to Perth city centre and beyond. Nearby parks and green spaces provide opportunities for outdoor recreation, while the close proximity to the A9 makes it ideal for commuters. With its welcoming community feel and convenient location, Tulloch is a sought-after area for families and professionals alike.









Approximate total area<sup>(1)</sup>

2118.12 ft<sup>2</sup>  
196.78 m<sup>2</sup>

Reduced headroom

59.96 ft<sup>2</sup>  
5.57 m<sup>2</sup>

(1) Excluding balconies and terraces

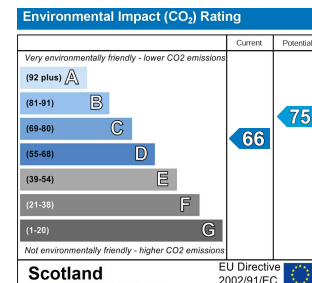
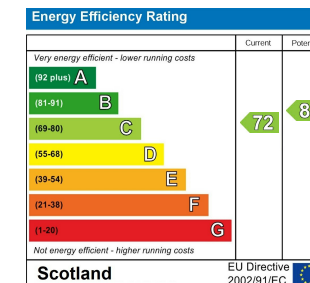
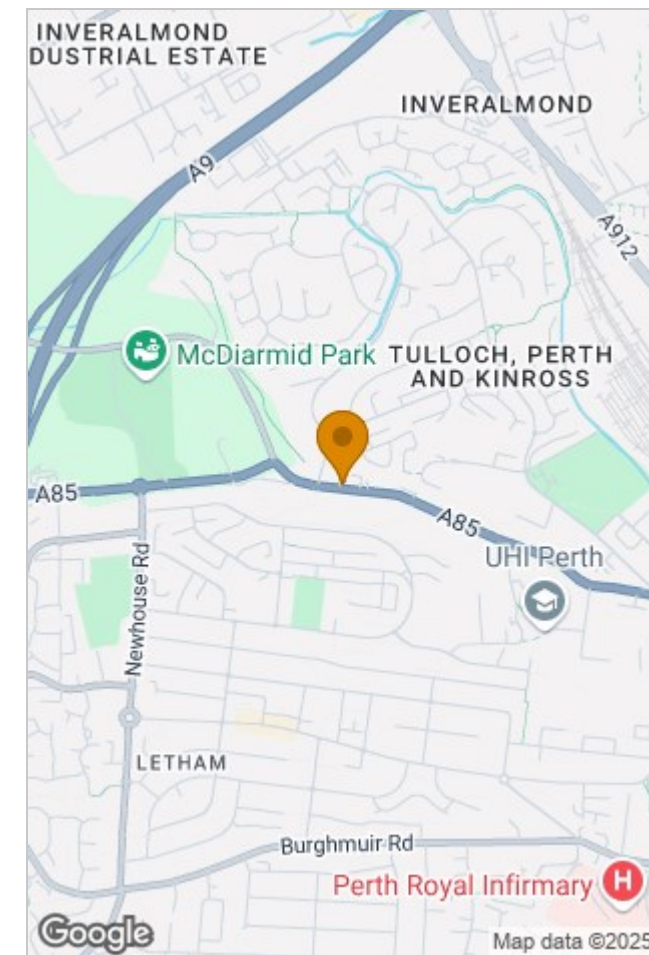
Reduced headroom

Below 5 ft/1.5 m

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.

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