

33 Needless Road, Craigie, Perth, PH2 0LE


Possible
Making it Possible



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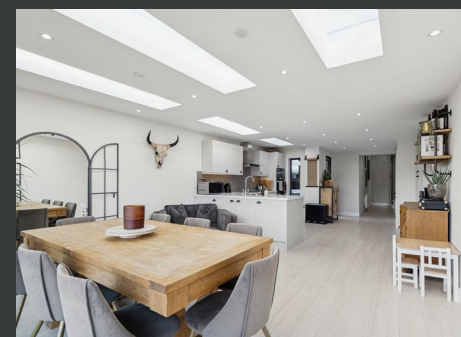
33 Needless Road, Craigie, Perth, PH2 0LE

- Elegant Victorian semi-detached villa
- Four spacious bedrooms
- Stylish open-plan kitchen/dining room
- Elegant living room with feature fireplace
- Family bathroom & ground floor shower room
- Retained period features throughout
- Gas central heating & double glazing
- Landscaped private garden with decking
- Detached garage & driveway parking
- Highly sought-after Craigie location

33 Needless Road is a truly impressive Victorian semi-detached villa, beautifully blending period elegance with modern living. Set across two floors, this generous home offers stylish interiors, flexible accommodation, and a landscaped garden ideal for contemporary family life.

The ground floor features a welcoming hallway leading to two elegant reception rooms. The formal living room boasts a striking bay window, ornate cornicing, and a traditional fireplace, while the family room provides a versatile second lounge or double bedroom. To the rear, a stunning open-plan kitchen and dining area has been thoughtfully extended, creating a bright, sociable hub with skylights and sliding glass doors opening directly to the garden. A utility room and ground-floor shower room add practicality. Upstairs, the first floor offers a luxurious bathroom and three well-proportioned bedrooms, each with character features. Externally, the private garden has been landscaped for both style and function, with decking, lawn, and raised planters, ideal for outdoor entertaining. A detached garage and driveway parking complete the package. This is an outstanding home combining period charm with modern family living, set in one of Perth's most sought-after neighbourhoods.



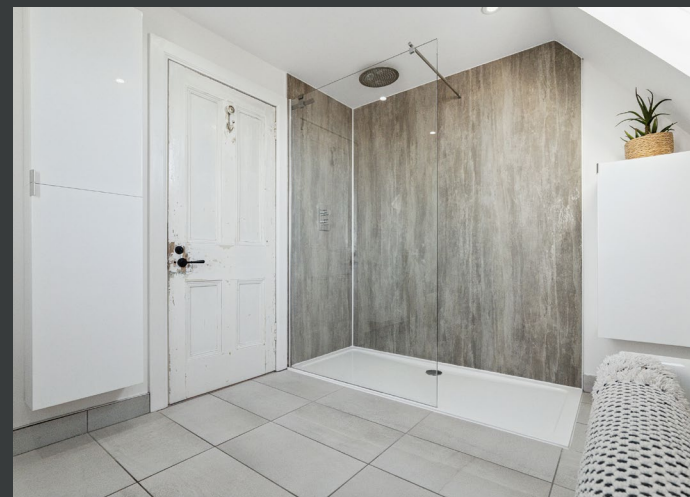


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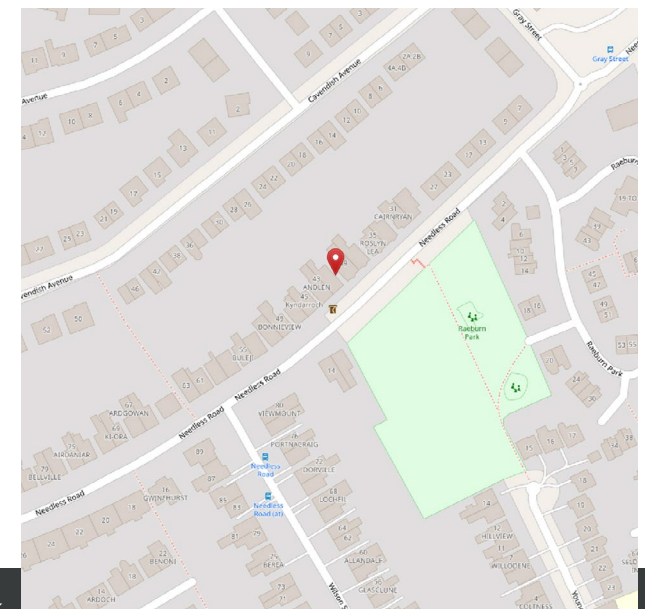
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LOCATION

Situated on Needless Road in Craigie, this property enjoys one of Perth's most desirable residential settings. The area offers a quiet, family-friendly atmosphere while being just a short walk from Perth city centre. Excellent local amenities include shops, cafes, and schools, while leisure facilities and South Inch Park provide outdoor space nearby. For commuters, the location offers quick access to the M90, A9, and mainline rail services, connecting to Edinburgh, Glasgow, and beyond. The neighbourhood is popular with families and professionals alike, combining convenience with a strong sense of community and proximity to some of Perth's best green spaces.





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All Measurements are Approximate Measurements are approximate. Not to Scale. For illustrative purposes only.



TOTAL: 1685 sq. ft, 157 m2
FLOOR 1: 1000 sq. ft, 93 m2, FLOOR 2: 135 sq. ft, 13 m2, FLOOR 3: 550 sq. ft, 51 m2
EXCLUDED AREAS: GARAGE: 160 sq. ft, 15 m2, " ": 32 sq. ft, 3 m2, LOW CEILING: 17 sq. ft, 2 m2,
WALLS: 193 sq. ft, 17 m2

All Measurements Are Calculated By Cubica Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>