



35 Cromlix Road, Perth, PH2 8DB  
Offers over £25,000



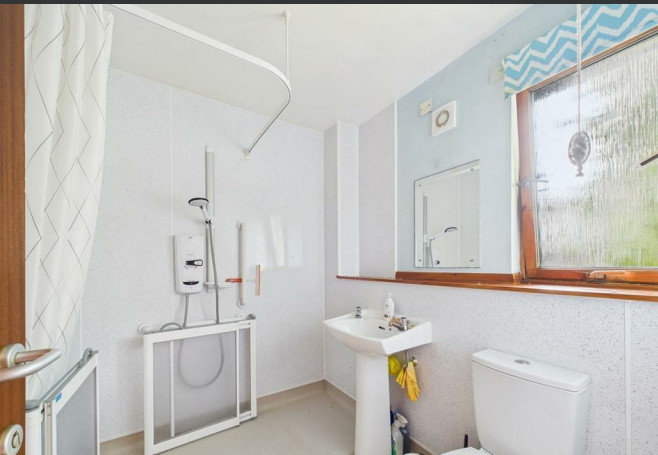
## 35 Cromlix Road Perth, PH2 8DB

- Two-bedroom ground-floor flat
- Notably spacious lounge
- Off-street parking
- Communal gardens to side and rear
- Requires refurbishment
- 25% shared ownership
- Two double bedrooms
- Private front door access
- Useful storage shed
- Electric heating & double glazing

Offered for sale is 25% shared ownership of 35 Cromlix Road, a spacious two-bedroom ground-floor flat situated in a popular residential area of Perth. Offering excellent potential, this home is ideally suited to first-time buyers, or those seeking a project to modernise to their own taste.

The accommodation is arranged across one level and includes a lounge with generous proportions and a central fireplace, providing a comfortable space for relaxing or entertaining. The kitchen offers ample cupboard storage and worktop space, with scope for updating into a contemporary design. Two double bedrooms provide good accommodation, both with views to the front and rear, while the bathroom has been converted into a wet room. Externally, the property benefits from its own front door access and well-maintained communal gardens, which offer green space to enjoy during the warmer months. There is also a useful shed to the rear and private parking space to the front. Although requiring a degree of refurbishment, this property presents an exciting opportunity to create a stylish and modern home. Its location offers easy access to local amenities, schools, and transport links, making it a highly practical choice for a wide range of buyers.

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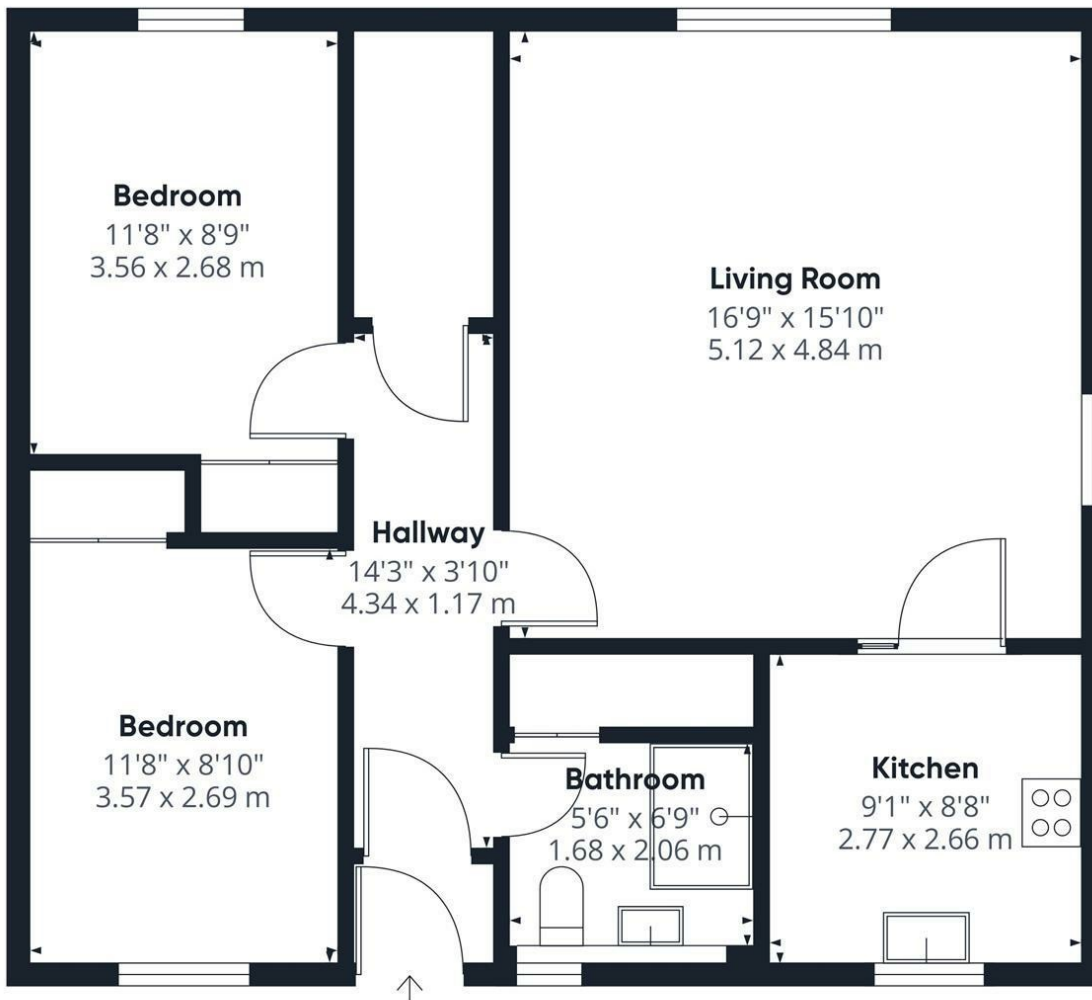




## Location

Cromlix Road is located in a well-established residential area of Perth, offering a blend of convenience and community. Local shops, schools, and everyday amenities are within walking distance, while Perth city centre is only a short drive or bus journey away, providing a wide range of shopping, dining, and leisure options. Excellent transport links are nearby, including the Perth railway station and easy access to the A9 and M90 for commuting to Edinburgh, Glasgow, Dundee, and beyond. With parks, green spaces, and the River Tay close at hand, this area balances practical living with opportunities for recreation and outdoor enjoyment.



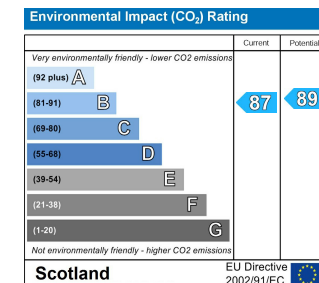
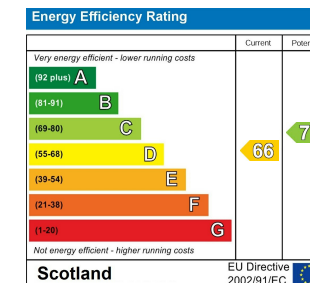
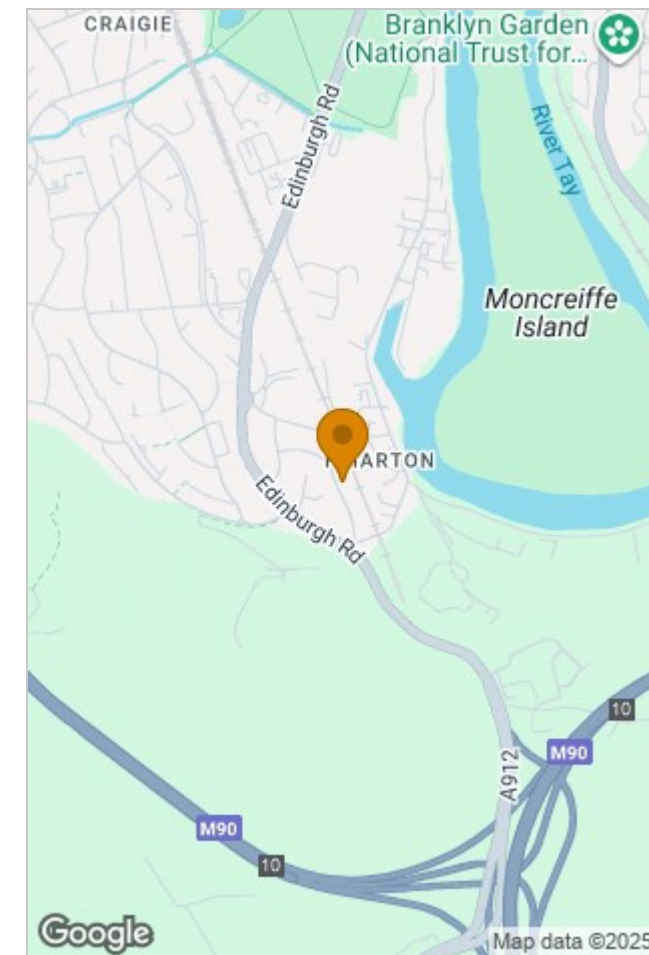


Approximate total area<sup>(1)</sup>  
727 ft<sup>2</sup>  
67.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

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