



**Premier
Properties**
Perth



Cross Keys House Commercial Street, Perth, PH2 7DS Offers Over £279,500

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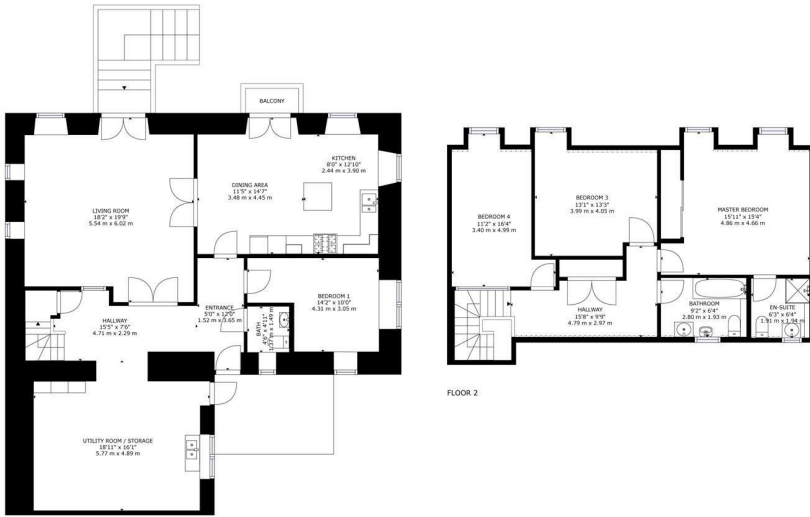
The generously sized kitchen diner and living room at the front of the property have stunning views of the river and surrounding landscape and the open-plan layout creates a sense of flow and connectivity. The balcony off the kitchen and access to the garden from the living room offer a seamless connection between indoor and outside spaces, enhancing the aesthetic appeal of this home. A large useful utility area, bedroom and WC complete the downstairs level.

Upstairs there are three further bedrooms, all of which offer captivating views of the river, and a bathroom. The master bedroom comes with an en-suite shower room.

The enclosed terraced garden offers a peaceful and tranquil space from which to enjoy the breathtaking views and connect with nature. The combination of history, charm, and remarkable riverside location make this property a truly unique and exclusive opportunity.

Location: The property is within walking distance of all amenities Perth has to offer including: shops, restaurants, leisure facilities and the North Inch Parklands. With riverside walks and Kinnoull woodland park nearby, there are miles of beautiful paths, cycle tracks, and nature trails on the doorstep. Bridgend is one of the main routes out of Perth and enables swift access to Dundee, Fife, Stirling, Edinburgh, and the north.

- 4 Bedrooms
- Breathtaking Views
- Gas Central Heating
- Historical Charm
- Private Garden
- Riverside Location



FLOOR 1

FLOOR 2

Cross Keys House, Commercial Street, Perth, PH2 7DS

GROSS INTERNAL AREA:
 FLOOR 1: 1283 sq. ft. 119 m², FLOOR 2: 799 sq. ft. 73 m²
 EXCLUDED AREAS: BALCONY: 15 sq. ft. 1 m²
 PORCH: 109 sq. ft. 10 m², REDUCED HEADROOM BELOW: 1,946 sq. ft. 181 m²
 TOTAL: 2073 sq. ft. 193 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC

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