



**Premier  
Properties**  
Perth



**53 Craigie View, Perth, PH2 0DP**

**Offers Over £247,500**

 **3**  **2**  **1**  **C**

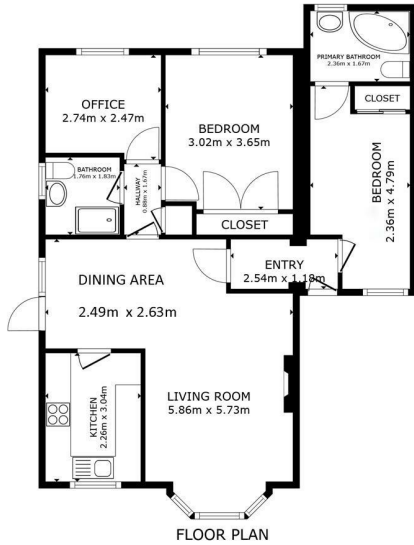
Offering spacious accommodation throughout, the property comprises: Entrance vestibule, bright lounge/dining area providing access to the rear garden, kitchen, shower room and three bedrooms (one with ensuite bathroom).

Externally, garden grounds lie to the front, side and rear of the property. To the front garden is laid mainly to chips along with some shrubs and bushes. The driveway provides off street parking. The easily maintained rear garden offers a good degree of privacy. The paved patio area is ideal for enjoying the finer weather and outdoor entertaining.

Location: The property is within close proximity to a number of nearby amenities including primary schools, local shop, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can be gained to the M90 motorway via the nearby Edinburgh Road.

- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Desirable Area
- Garden
- Close To Local Amenities





**FLOOR PLAN**  
 GROSS INTERNAL AREA  
 FLOOR PLAN: 78.1 m<sup>2</sup>  
 TOTAL: 78.1 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
72	87
Very energy efficient - lower running costs (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	
Scotland	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
70	87
Very environmentally friendly - lower CO <sub>2</sub> emissions (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 <sub>2</sub> emissions	
Scotland	



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