



**Premier
Properties**
Perth



13 Crown Road, Perth, PH2 6GH

Offers Over £415,000

 **4**  **3**  **1**  **B**

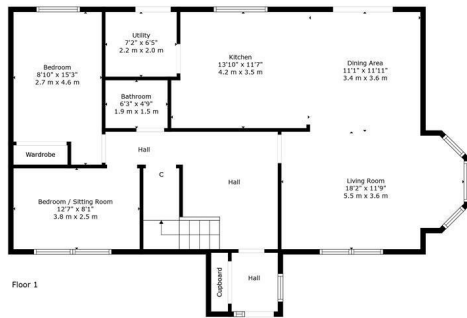
The bright, modern and tastefully decorated property benefits from spacious living accommodation on two floors. Ground Floor - Entrance vestibule, hall, open plan lounge/dining room/kitchen, utility room, two bedrooms and wet room with WC. First Floor - galleried landing, principle bedroom with en suite shower room with WC, further double bedroom, and bathroom with WC.

Externally the property benefits from off road parking to the front with a mono bloc driveway leading to the double garage. The front garden comprises a lovely private easily maintained area laid with gravel. To the rear, the garden is a lovely large area of lawn which will appeal to families. There is a patio area to enjoy the finer weather and a large decked area which can be accessed from the dining room via French doors. There is an electric charging point for electric vehicles already fitted.

The property enjoys a convenient position within a modern residential development. There are various local services and amenities which can be found nearby including a supermarket, restaurants and pubs, health centre, the highly regarded Robert Douglas Memorial primary school, and a regular bus route into Perth.

- 4 Bedrooms
- Double Glazing
- Driveway
- Gas Central Heating
- Sought After Location
- Perfect Family Home





TOTAL: 1706 sq. ft, 158 m2
FLOOR 1: 1033 sq. ft, 96 m2, FLOOR 2: 673 sq. ft, 62 m2
EXCLUDED AREAS: " : 84 sq. ft, 7 m2, " : 3 sq. ft, 0 m2, " : 7 sq. ft, 0 m2

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



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	80	88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC



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