



**Premier  
Properties**  
Perth



## 81 Craigie Road, Perth, PH2 0BJ

### Offers Over £189,995



Presented across two levels, the accommodation is as follows: Ground Floor - entrance vestibule, spacious lounge, kitchen/dining area. First Floor - landing, two bedrooms and bathroom with WC.

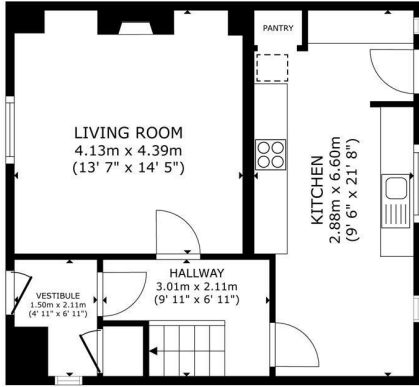
Externally, garden ground is located to the front, side and rear of the property. The rear garden is fully enclosed and easily maintained. There is a driveway to the front providing parking, which leads to a single garage. There is a slabbed area to the rear garden providing space to relax and enjoy the finer weather along with an outbuilding & timber shed.

Location: The property is within close proximity to a number of nearby amenities including primary schools, a local shop/post office, 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 also be gained to the M90 motorway via the nearby Edinburgh Road.

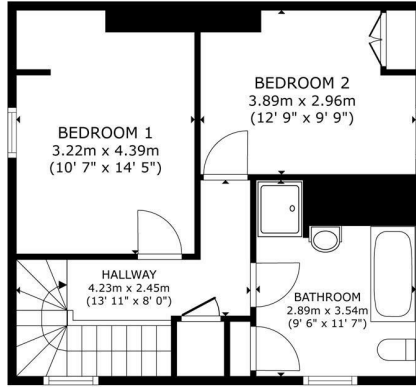
- 2 Bedrooms
- Double Glazing
- Driveway
- Gas Central Heating
- Great First Time Buy
- Beautifully Presented







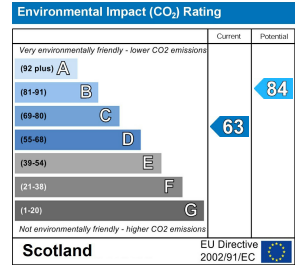
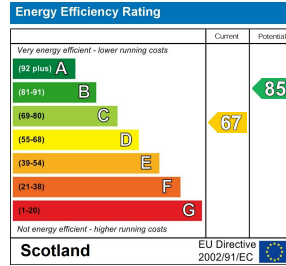
GROUND FLOOR



FIRST FLOOR

81 Craigie Road Perth, PH2 0BJ

GROSS INTERNAL AREA  
FLOOR 1 47.6 m<sup>2</sup> (513 sq.ft.) FLOOR 2 47.6 m<sup>2</sup> (513 sq.ft.)  
TOTAL : 95.3 m<sup>2</sup> (1,025 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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