



153a Crieff Road, Perth, PH1 2PB

Offers Over £269,995



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Upon entering, you are welcomed into an entrance vestibule, bright and spacious lounge featuring a fantastic media wall, dining room, kitchen, two double bedrooms, family bathroom, utility room and integral garage. Venturing to the first floor, you will find three additional bedrooms and family bathroom.

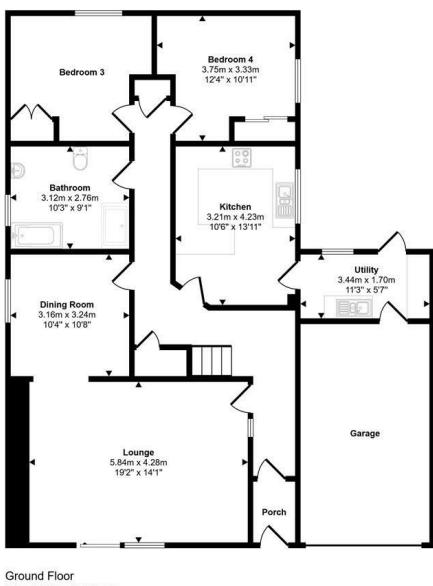
Heating is provided via gas central heating and the windows are double glazed throughout.

Externally, the property sits on a good sized plot and enjoys a private rear garden ideal for family gatherings or relaxation. The driveway provides off street parking for a number of cars.

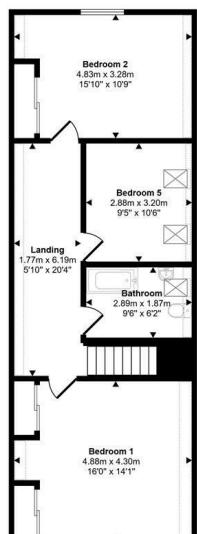
Location : The location provides a good degree of convenience with a regular bus route, local shops and the city centre all within walking distance. The nearby Crieff Road gives road links to areas across the city and out onto the dual carriageway.

- 5 Bedrooms
- 2 Bathrooms
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Private Garden

Approx Gross Internal Area
203 sq m / 2185 sq ft



Ground Floor
Approx 136 sq m / 1460 sq ft



First Floor
Approx 67 sq m / 728 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk