

Simple Approach



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

Offers over £387,950

Located within the highly sought-after residential area of Craigie View in Perth, this exceptional detached home offers an outstanding opportunity for families seeking generous living space, quality finishes, and a prime location. From its striking kerb appeal to the beautifully designed interiors, this truly a standout property.

The accommodation is spacious and versatile throughout, featuring four well-proportioned bedrooms, including a master ensuite shower room. At the heart of the property lies a stunning open-plan lounge and kitchen area – a bright and welcoming space ideal for modern family life. The kitchen is fitted with sleek, contemporary units and integrated appliances along with a breakfast bar feature for casual dining. The property further enjoys a separate sitting room, conservatory, a downstairs WC and a further chic family bathroom completes the interior of this generous property. Externally, the property enjoys a substantial private garden, perfect for outdoor seating. A generous driveway offers ample off-street parking and leads to a detached double garage, providing excellent storage and further secure parking.

Combining space, style, and practicality in one of Perth's most desirable locations, this stunning home on Craigie View is an ideal choice for any growing family or mature buyers seeking spacious, high-quality accommodation in a quiet yet convenient location. Viewing is essential to appreciate all that is on offer here at Craigie View, Perth.

Open Plan Lounge/Kitchen

24'7" x 11'11" (7.50 x 3.65)

Family Room

18'11" x 10'8" (5.77 x 3.27)

Conservatory

8'3" x 9'1" (2.52 x 2.79)

Downstairs WC

7'2" x 2'8" (2.20 x 0.82)

Master Bedroom

10'11" x 10'9" (3.35 x 3.30)

Master Ensuite

7'3" x 6'11" (2.21 x 2.11)

Bedroom Two

13'0" x 8'11" (3.98 x 2.72)

Bedroom Three

13'0" x 9'3" (3.98 x 2.84)

Bedroom Four

9'3" x 10'5" (2.83 x 3.18)

Bathroom

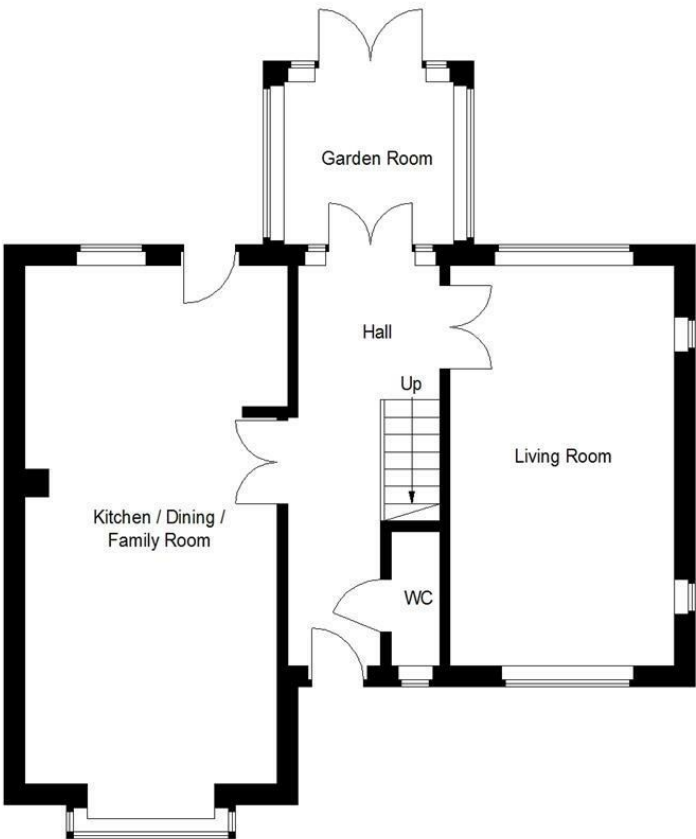
10'0" x 5'11" (3.07 x 1.82)



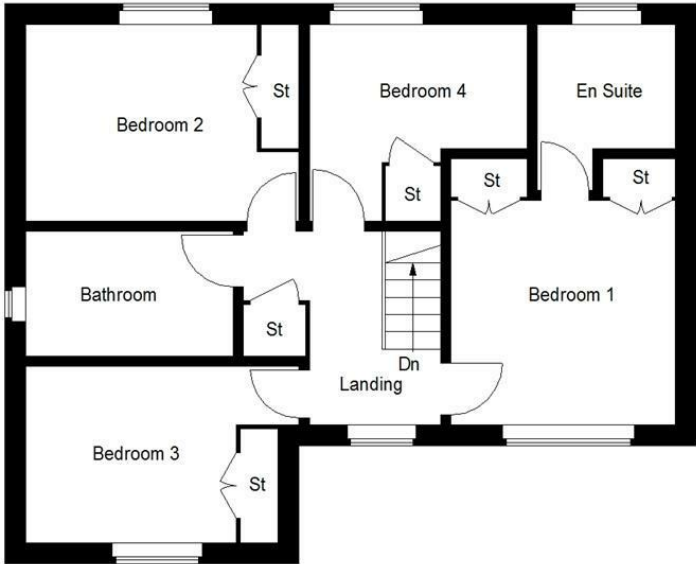


- Impressive Detached House
- Ample living space throughout
- Sizeable garden grounds to the front and rear
- Immaculate move in condition throughout
- Four generously sized bedrooms, including a master with stylish ensuite
- Three reception rooms include; Open plan lounge/kitchen, sitting room & conservatory
- Private driveway and double garage
- Located in a highly sought-after residential area
- Gas central heating and double glazing
- Ideal family home



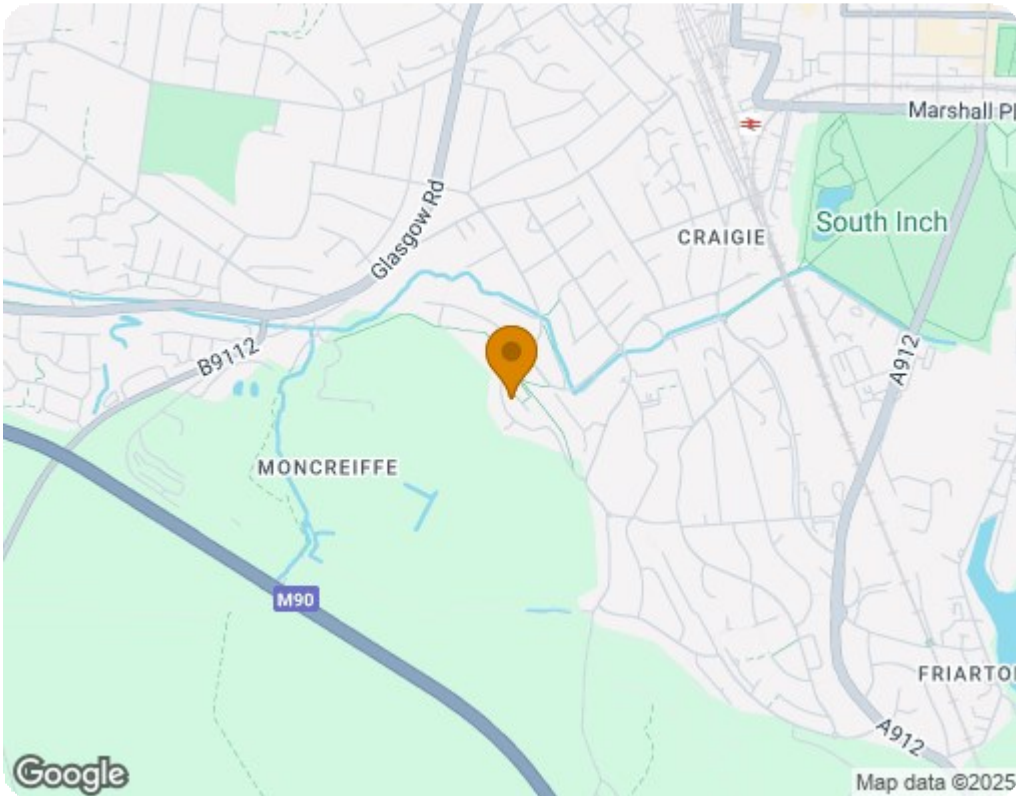


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1192734)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(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
(81-91) B		
(69-80) C	71	
(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		