

Simple Approach



51 Woodside Crescent, Perth
PH2 0EW

Offers over £194,950

Simple Approach are delighted to welcome to the market this fantastic opportunity to purchase a well presented, family house situated within the highly desirable Craige location. This lovely home is ideally placed to take advantage of all local amenities along with being just a short walk and drive away from Perth's City Centre. This ideal family home offers comfortable and spacious accommodation set across two floors, comprising of a bright lounge with feature fireplace, sizable kitchen with ample room to dine, a family bathroom and three generous bedrooms. Practical attributes include double glazing and gas central heating. Externally the property enjoys a large private driveway and an impressive well maintained garden with stunning views across Perth. This property is the ideal purchase for any growing family, first time buyer or mature couple looking for a well located home in good move in condition throughout. Viewing is essential to appreciate the overall size and excellent location on offer here at Woodside Crescent.

Lounge

13'4" x 14'3" (4.07 x 4.36)

Kitchen/Diner

14'2" x 9'4" (4.34 x 2.86)

Bathroom

8'0" x 6'9" (2.44 x 2.06)

Bedroom One

10'1" x 12'7" (3.09 x 3.84)

Bedroom Two

11'6" x 9'8" (3.52 x 2.95)

Bedroom Three

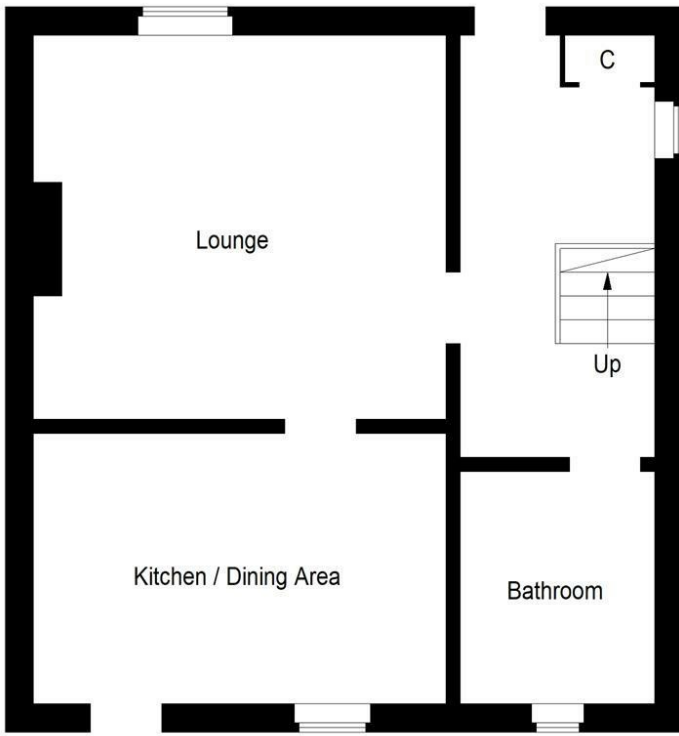
12'8" x 9'6" (3.88 x 2.9)



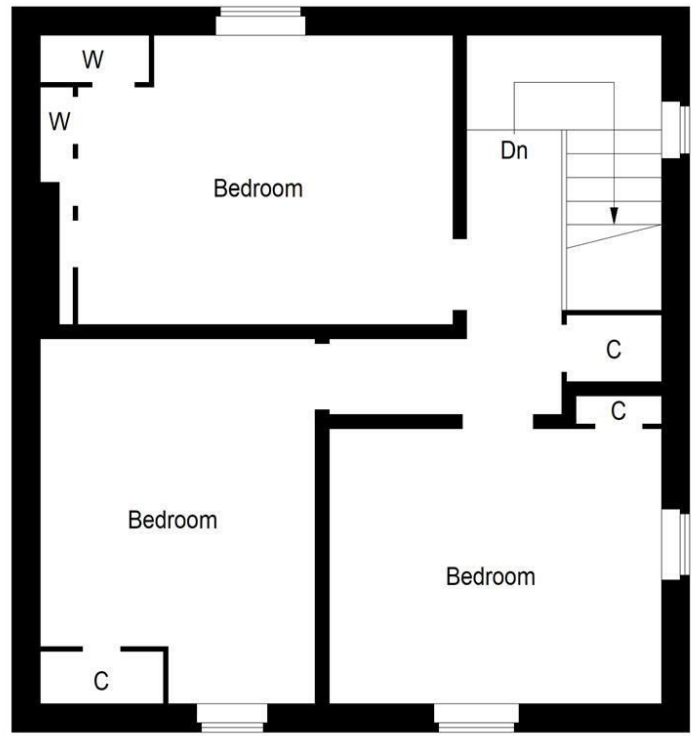


- Three Bedroom, Semi-Detached House
- Large Private Driveway and Rear Garden
- STUNNING Views Across Perth
- Ideal Family Home
- Gas Central Heating And Double Glazing
- Highly Sought After Craigie Location
- Close To All Local Amenities And Transport Links
- Floored Attic Area
- Ample Storage



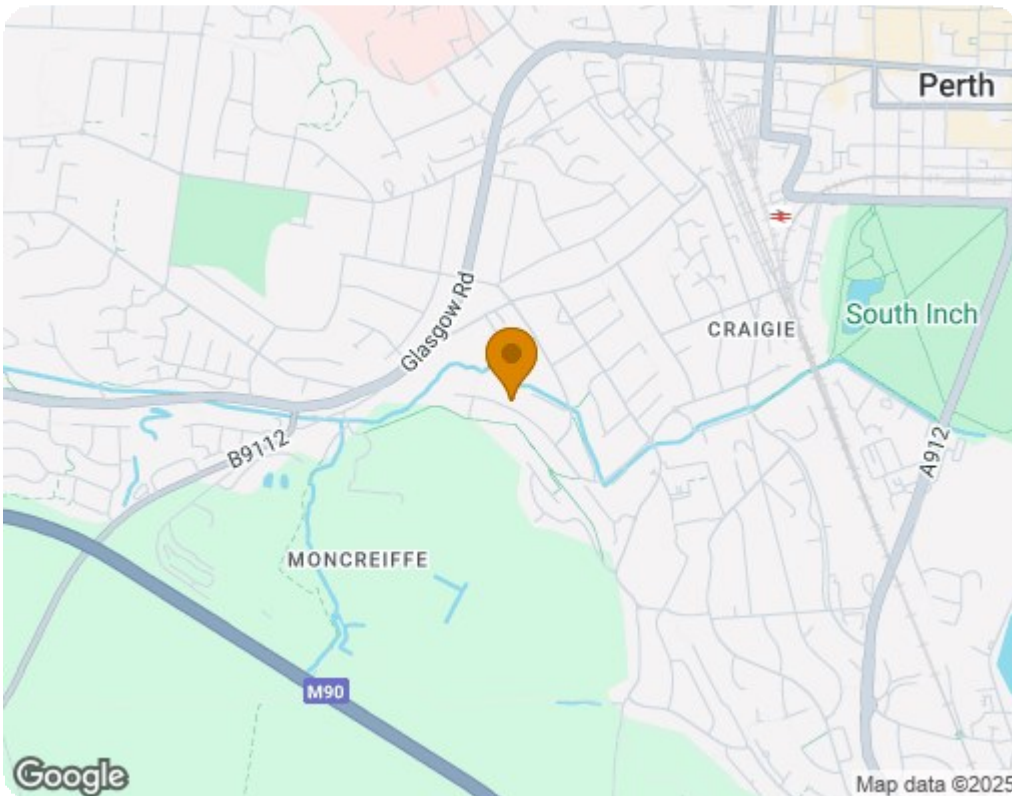


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2025 (ID1196244)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C		66	
(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			75
(81-91) B			
(69-80) C		60	
(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	