

Simple Approach



Estate Agents



**18 Sutherland Crescent, Perth
PH2 9GA**

Fixed asking price £321,000

This spacious detached family home on Sutherland Crescent, Abernathy, offers versatile living accommodation arranged over two floors. Boasting four generously sized bedrooms, one of which is currently utilized as a convenient home office on the ground floor, this property perfectly balances practical family life with modern working needs.

The heart of the home is the open-plan lounge and dining area, creating a bright and inviting space. Adjacent to this is a good-sized kitchen, well-equipped to meet the demands of everyday cooking, complemented by a handy utility room that adds further convenience. On the ground floor, you will also find a thoughtfully positioned WC, enhancing the practicality of the layout. The master bedroom benefits from its own ensuite shower room, providing a private retreat within the home.

Externally, the property features a sizeable and very well-maintained rear garden, offering a peaceful outdoor space for family activities, gardening, or entertaining guests with dawn to dusk lighting. Additionally, the home includes a driveway and a garage, providing ample off-street parking and secure storage.

Overall, this detached house on Sutherland Crescent is a superb family home, combining spacious living areas, flexible accommodation, and excellent outdoor space in a desirable Abernathy location.

Lounge / Dining Area

13'1" x 24'0" (4.00 x 7.48)

Kitchen

10'4" x 17'9" (3.15 x 5.42)

Utility Room

6'4" x 7'2" (1.95 x 2.20)

Downstairs WC

3'4" x 6'3" (1.02 x 1.93)

Downstairs Office / Bedroom Four

11'7" x 8'3" (3.55 x 2.54)

Master Bedroom

8'3" x 14'0" (2.54 x 4.27)

Ensuite Shower Room

4'9" x 9'1" (1.45 x 2.79)

Bedroom Two

9'7" x 9'0" (2.94 x 2.76)

Bedroom Three

7'8" x 8'9" (2.34 x 2.68)

Bathroom

6'7" x 8'1" (2.03 x 2.47)



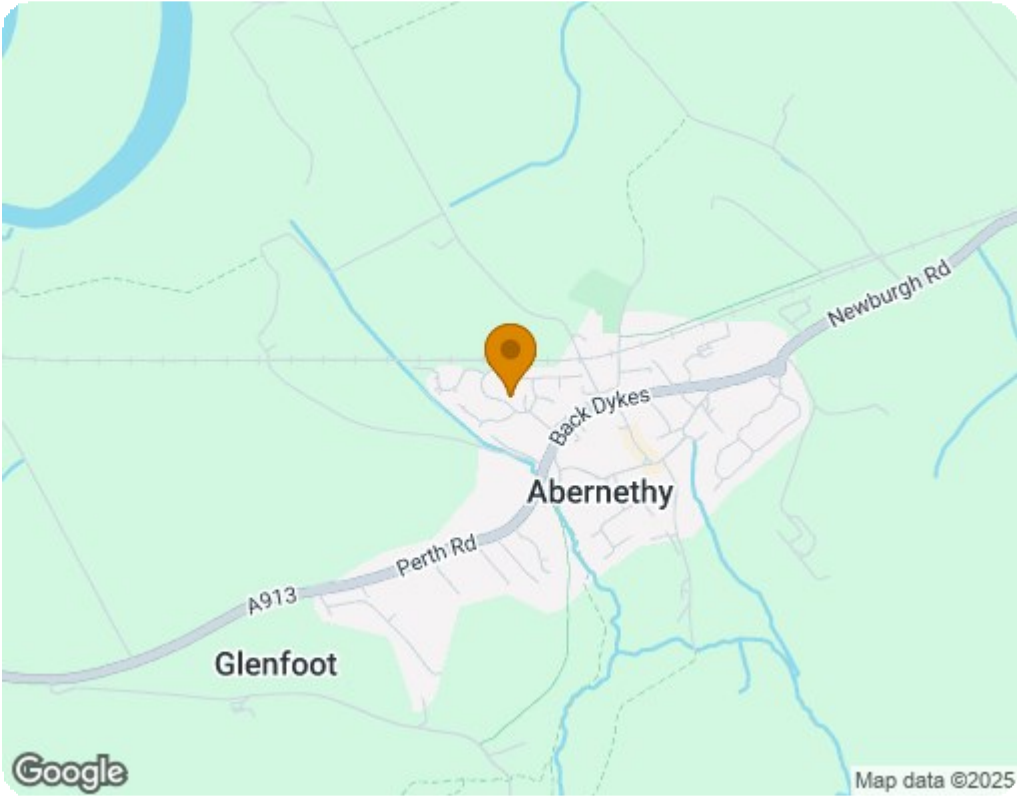


- Detached Family Home
- Sizeable Kitchen
- Well Maintained Rear Garden
- Four Bedrooms (One Currently A Home Office)
- Utility Room
- Private Driveway & Garage
- Bright Open Plan Lounge / Dining Area
- Downstairs WC





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		76
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		