



**Premier
Properties**
Perth



30 Oakbank Crescent, Perth, PH1 1DD Offers Over £330,000

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Ascending to the first floor, you will find a shower room and three additional bedrooms, each offering comfortable living spaces. The property benefits from gas central heating and double-glazed windows throughout, ensuring warmth and energy efficiency.

Externally, the house is complemented by off-street parking for multiple vehicles, along with well maintained garden grounds to the front, side, and rear. The large rear garden, predominantly laid to lawn, is fully enclosed, providing a safe and private outdoor space for children and pets to enjoy.

Situated in the highly sought-after Oakbank area, this home is conveniently located within walking distance of local amenities, including a convenience store and post office. Families will appreciate being within the catchment area for reputable primary and secondary schools, such as Oakbank and Viewlands Primary, Perth Academy, and Perth High School. The area is well-served by the number seven bus route, and nearby road links offer easy access to the city centre and the Broxden roundabout, connecting you to destinations across the country.

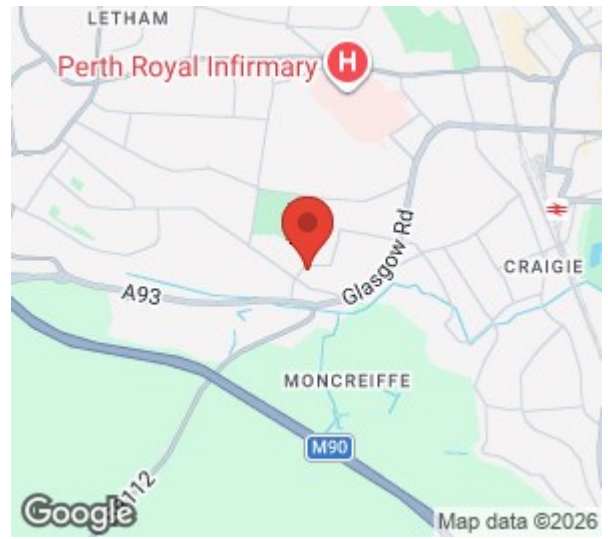
This property is a rare find in a prime location, making it an ideal choice for those seeking a spacious family home in Perth.

- 5 bedrooms
- 2 bathrooms
- Detached house
- Large rear garden
- Double glazed windows
- Gas central heating
- Off-street parking available
- Close to local schools
- Near shops and amenities
- Easy access to transport links



Ground Floor

Total: 1370 sq. Ft. 127 m²
 Ground Floor: 985 sq. Ft. 91 M², 1st Floor: 385 sq. Ft. 36 m²
 Excluded Areas: Low Ceiling: 33 sq. Ft. 3 M², Walls: 112 sq. Ft. 11 m²
 All Measurements Are Approximate And For Display Purposes Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	74
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		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		63	75
Scotland		EU Directive 2002/91/EC	



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