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7 Craigie View, Perth, PH2 0DP

Offers Over £315,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

7 Craigie View, Perth, PH2 0DP

Many thanks for your interest with 7 Craigie View, Perth, PH2 0DP.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

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No obligation
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First Time Buyer
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Next Home's
Buying Guide



Next Home
Open Days

About the Area

Craigie is a popular and well-established residential area on the eastern side of Perth, offering an excellent combination of convenient city living, attractive green spaces and easy access to the surrounding countryside. The area is particularly appealing to families and professionals, with a good range of local amenities close at hand and Perth city centre just a short distance away.

Craigie benefits from a selection of local shops and services, while nearby schools, healthcare facilities and leisure amenities provide excellent everyday convenience. Regular bus services offer easy access into the city centre, where residents can enjoy an extensive choice of shops, cafés, restaurants, bars and cultural attractions.

Perth itself is one of Scotland's most attractive cities, set on the banks of the River Tay and surrounded by beautiful Perthshire countryside. The city offers excellent leisure and recreational facilities, including Perth Theatre and Concert Hall, Perth Leisure Pool, the North Inch and South Inch parks, as well as a wide variety of sporting clubs and activities.

For those who enjoy the outdoors, there are numerous walking and cycling routes throughout the city and along the River Tay, while Kinnoull Hill provides spectacular panoramic views across Perthshire and is a popular destination for walkers and nature lovers. Nearby attractions include Scone Palace, Huntingtower Castle and Branklyn Garden.

Craigie also enjoys excellent transport links, with easy access to the A90, A9 and M90 providing convenient connections to Dundee, Edinburgh, Glasgow and beyond. Perth Railway Station offers regular rail services throughout Scotland.

Combining a convenient residential setting with excellent amenities, transport links, leisure opportunities and beautiful surrounding countryside, Craigie represents an attractive location for those looking to enjoy all the benefits of Perth city living.





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Property Summary

Next Home Estate Agents are delighted to present this immaculately maintained three bedroom detached home, built by Bryant Homes and occupying a desirable position within Craigie View. Originally designed as a four-bedroom property, the accommodation has been thoughtfully reconfigured to provide three generous double bedrooms together with an additional family/sitting room, creating an exceptionally versatile home presented in true walk-in condition.

Bright and spacious throughout, the ground floor features a welcoming entrance hall leading to a generous lounge with attractive bay window, a convenient WC and a useful utility room. The modern kitchen flows naturally into the dining area and continues through to the additional sitting/family room, which was created from the original garage and provides an excellent space for family life, entertaining or home working. The dining area also opens into a delightful sun lounge overlooking the rear garden, creating a particularly pleasant space to relax.

Upstairs, there are three well-proportioned double bedrooms. The principal bedroom benefits from two built-in wardrobes and a private en-suite shower room, while the second bedroom has a further built-in wardrobe. A modern family bathroom completes the upper floor.

Externally, the property enjoys beautifully maintained mature garden grounds, thoughtfully planted and predominantly laid to lawn. Several attractive patio and seating areas provide excellent opportunities for outdoor dining, entertaining and relaxation throughout the day. A generous driveway to the front provides off-street parking for multiple vehicles.

Combining generous accommodation, excellent versatility and a superb standard of presentation, this impressive Bryant Homes property offers an outstanding opportunity for families seeking a spacious and adaptable home. Its walk-in condition means the new owners can move in and enjoy immediately, while the established gardens provide a wonderful private outdoor retreat. Early viewing is highly recommended to fully appreciate the quality and space on offer.



Key property features

- ✓ 3 Double bedrooms
- ✓ Immaculately presented, walk-in condition
- ✓ Spacious and bright accommodation throughout
- ✓ 4 Reception rooms
- ✓ Bathroom, ensuite and WC
- ✓ Conservatory overlooking rear garden
- ✓ Sun trap rear garden
- ✓ Mature garden laid to grass, patio and mature planting
- ✓ Driveway for multiple vehicles
- ✓ Highly sought after residential location













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

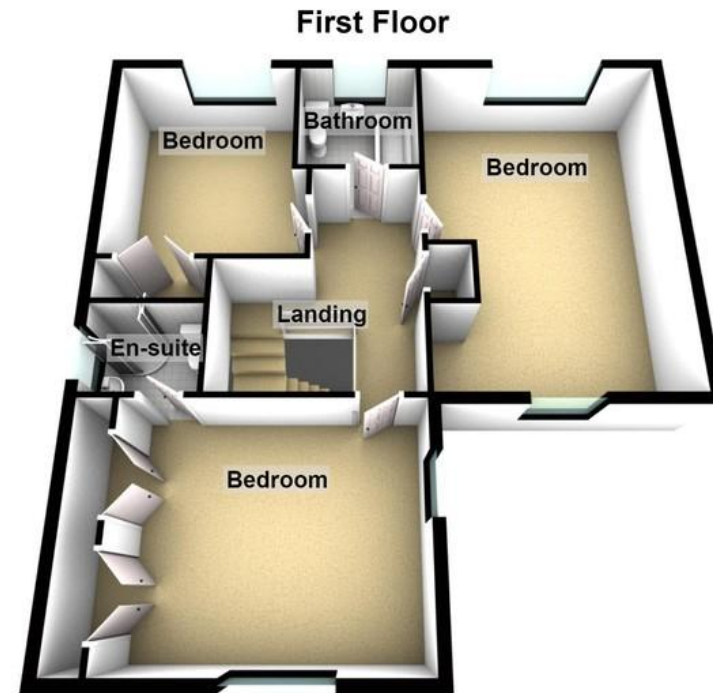
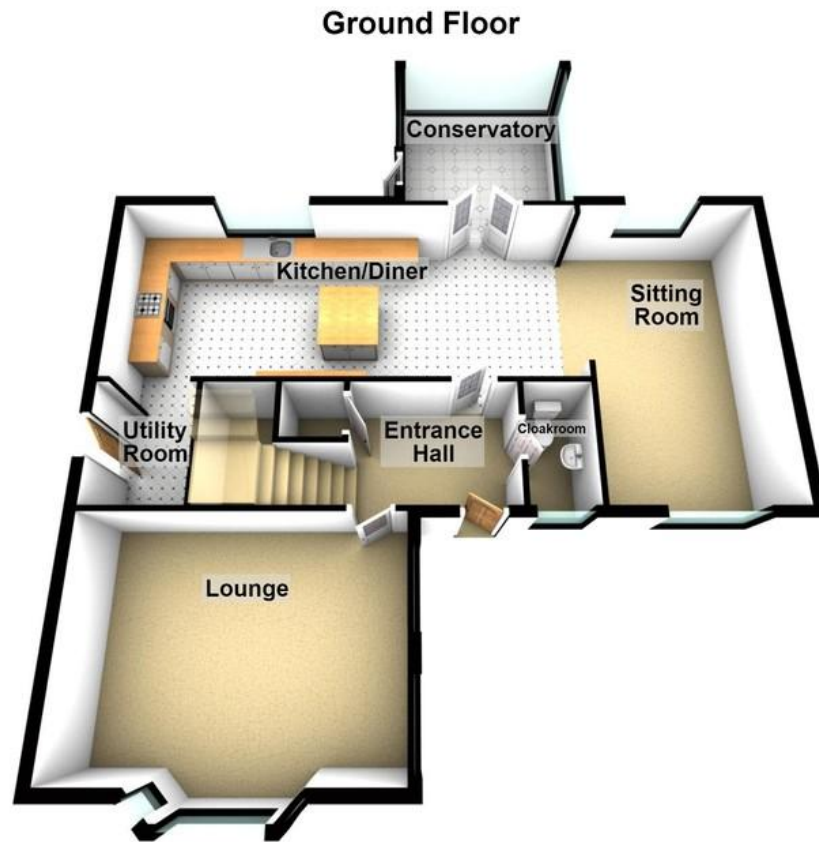
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room Sizes

HALLWAY

7' 6" x 6' 7" (2.29m x 2.01m)

LOUNGE

14' 7" x 13' 8" (4.47m x 4.17m)

KITCHEN

12' 2" x 9' 6" (3.71m x 2.92m)

DINING ROOM

9' 10" x 9' 3" (3.02m x 2.84m)

SITTING ROOM

17' 1" x 8' 0" (5.23m x 2.46m)

CONSERVATORY

11' 8" x 10' 9" (3.58m x 3.28m)

UTILITY ROOM

7' 1" x 4' 9" (2.16m x 1.47m)

BEDROOM 1

12' 2" x 11' 6" (3.71m x 3.53m)

ENSUITE

8' 9" x 5' 8" (2.69m x 1.75m)

BEDROOM 2

16' 6" x 11' 4" (5.05m x 3.48m)

BEDROOM 3

10' 9" x 10' 0" (3.28m x 3.07m)

BATHROOM

6' 11" x 6' 3" (2.13m x 1.91m)

PLEASE NOTE: 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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

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