
10 Craigie Road, Perth, PH2 0BH
Offers Over £165,000
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

10 Craigie Road, Perth, PH2 0BH

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If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

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FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

Craigie Road is one of Perth's most established and sought-after residential locations, offering the perfect balance of convenience and lifestyle. Within walking distance of Perth city centre, residents enjoy easy access to a wide range of shops, cafés, restaurants, leisure facilities and cultural attractions.

The picturesque South Inch is just moments away, providing acres of open green space, scenic walks and recreational opportunities, while nearby Kinnoull Hill offers stunning woodland trails and panoramic views across Perthshire. Excellent primary and secondary schooling, healthcare facilities and regular public transport links are all close by, with quick access to the A9 and M90 making commuting to Dundee, Edinburgh and Glasgow straightforward.

Combining period charm with a prime location, Craigie remains one of the city's most desirable places to call home.









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Property Summary

This attractive and immaculately presented two-bedroom ground floor apartment is situated within one of Perth's most sought-after residential areas and is perfect for a first time buyer.

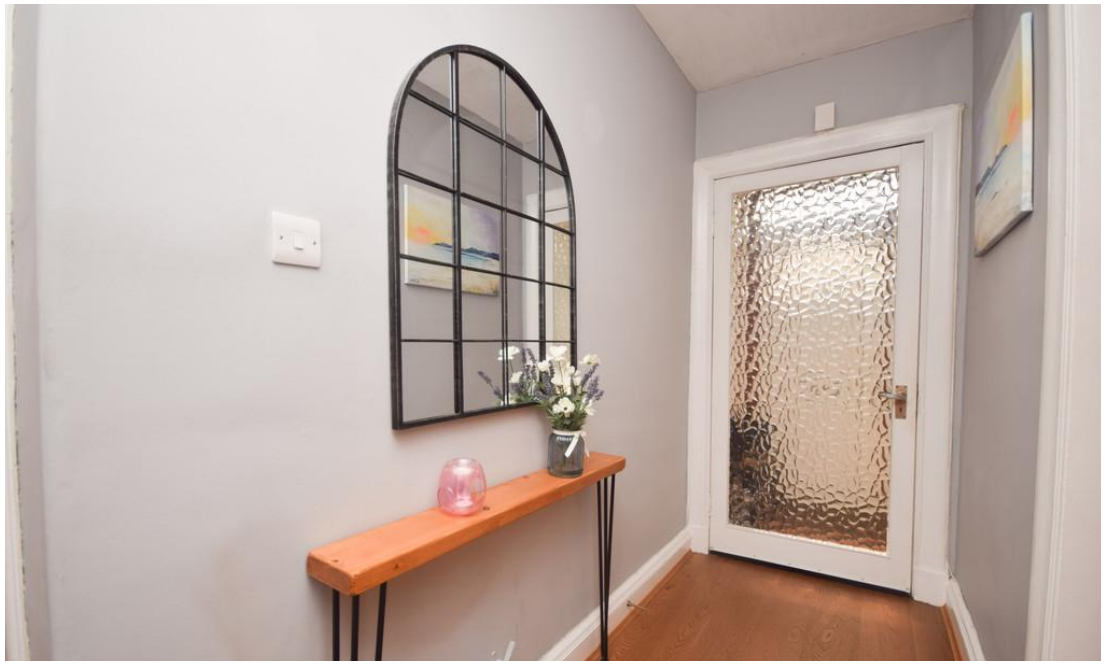
The property is entered via a welcoming hallway which provides access to all accommodation. The lounge is a bright and inviting space, enhanced by a beautiful bay window that allows natural light to flood the room, while a charming wood-burning stove creates a warm focal point—perfect for relaxing at the end of the day.

The modern dining kitchen is well-appointed with contemporary wall and base units, offering excellent worktop space and ample room for a dining table and chairs. A door provides direct access to the private rear garden, making it ideal for both everyday living and entertaining.

There are two generous double bedrooms, both offering excellent flexibility for a range of buyers, whether utilised as bedrooms, a guest room or a home office. A bathroom fitted with a modern white suite completes the accommodation.

Externally, the property continues to impress with a private rear garden comprising a patio seating area and a section of lawn, creating the perfect space for outdoor dining, entertaining or simply enjoying the warmer months.

To the front, there is a well-maintained garden which enhances the property's kerb appeal, while shared outhouse storage provides excellent additional storage.





Key property features

- Ideal for first time buyers
- Well presented
- Large private garden
- Popular residential area
- Wood-burning stove
- 2 double bedrooms
- Spacious kitchen/dining room
- Self-contained apartment
- Wet electric central heating
- Close to local amenities





























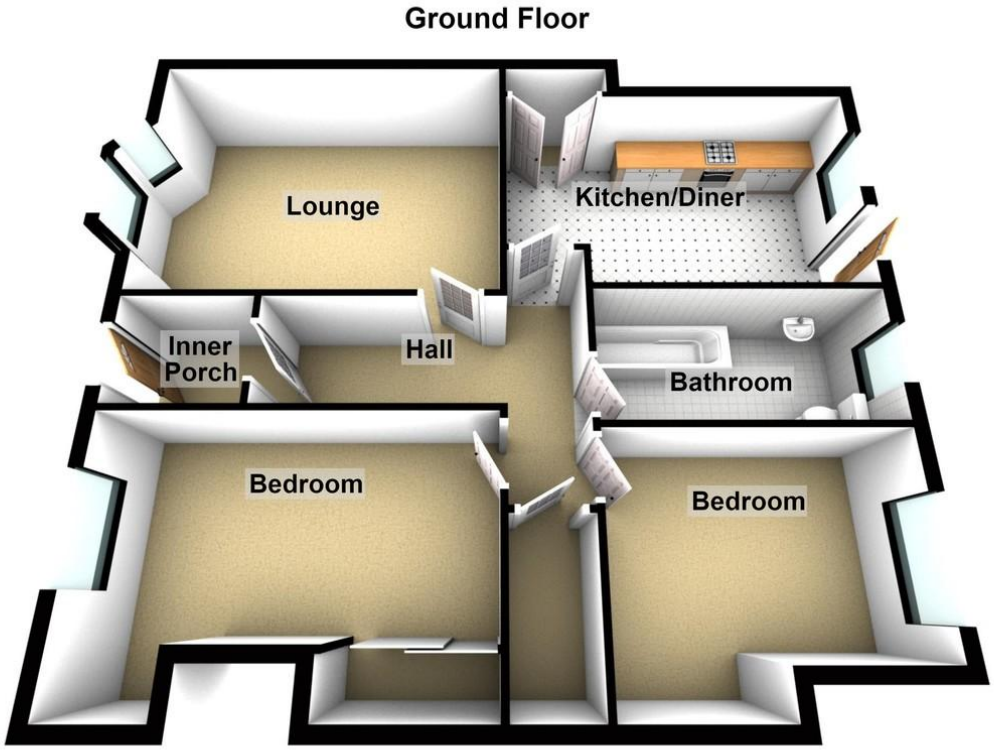







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Floorplans


Ground Floor
Lounge
Kitchen/Diner
Inner Porch
Hall
Bathroom
Bedroom
Bedroom

Property Room Sizes

INNER PORCH
3' 10" x 3' 4" (1.17m x 1.02m)
HALL
12' x 11' 4" (3.66m x 3.45m)
LOUNGE
14' 6" x 12' 7" (4.42m x 3.84m)
KITCHEN/DINNER
13' 2" x 11' 2" (4.01m x 3.4m)
BEDROOM
11' 10" x 9' (3.61m x 2.74m)
BEDROOM
10' 11" x 9' (3.33m x 2.74m)
BATHROOM
9' 1" x 4' 8" (2.77m x 1.42m)

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.

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1a James Square, Crieff.....01764 65 00 44
211 High Street, Auchterarder.....01764 66 36 66
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