



14 Spens Crescent, Perth, PH1 1PE  
Offers over £320,000

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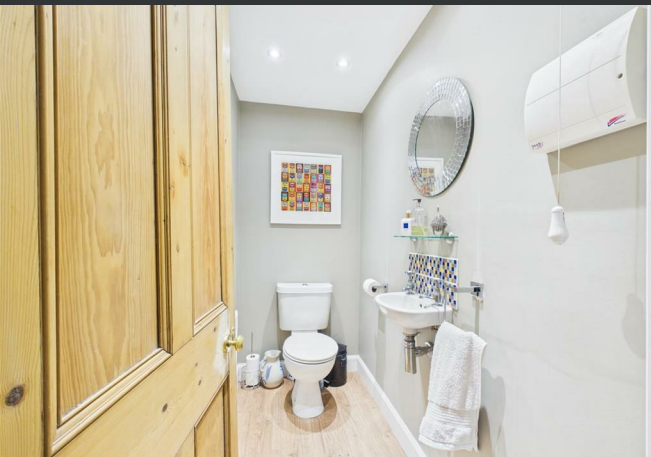
# 14 Spens Crescent Perth, PH1 1PE

- Traditional semi-detached villa
- Versatile attic room
- Modern dining kitchen
- Contemporary family bathroom
- Enclosed landscaped garden
- Three double bedrooms
- Two reception rooms
- Beautiful period features
- Elevated decking with views
- Off-street parking

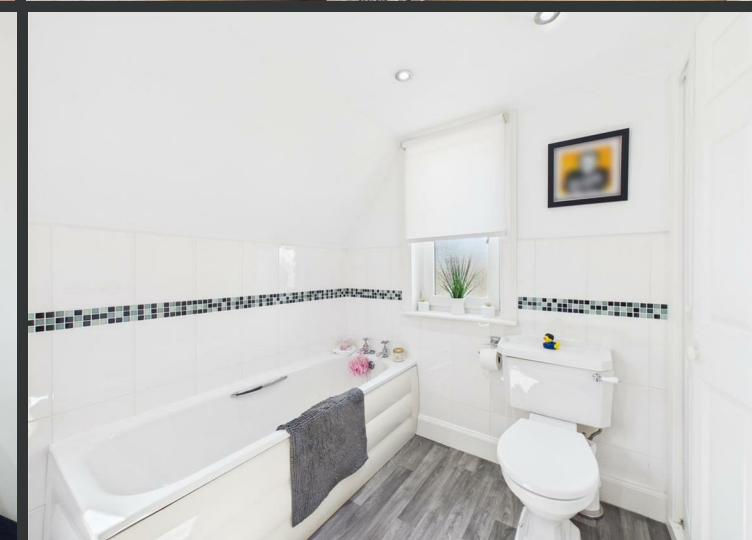
Occupying a sought-after position within a residential area, this beautifully presented traditional three-bedroom semi-detached villa perfectly blends timeless character with modern family living. Offering generous accommodation across three levels, the property retains a wealth of period features while benefiting from tasteful contemporary upgrades.

The welcoming entrance hall leads into an elegant bay-windowed living room, where intricate corncicing, high ceilings and a feature fireplace create a superb first impression. To the rear, a spacious second reception room provides flexible family living and flows seamlessly into the stylish dining area and modern fitted kitchen, complete with excellent storage, quality appliances and direct access to the rear garden. There is also a useful downstairs WC. Upstairs, there are three generous double bedrooms, all offering bright and comfortable accommodation, alongside a contemporary family bathroom. A pull-down ladder gives access to a versatile attic room, ideal as a home office, hobby room, or occasional bedroom. Externally, the property continues to impress with a beautifully maintained, fully enclosed rear garden featuring a large raised deck that enjoys elevated views across Perth, creating the perfect setting for outdoor dining and entertaining. A driveway to the front provides valuable off-street parking. Combining impressive proportions, period charm and a prime location, this is a superb family home within easy reach of excellent schools, local amenities and Perth city centre.

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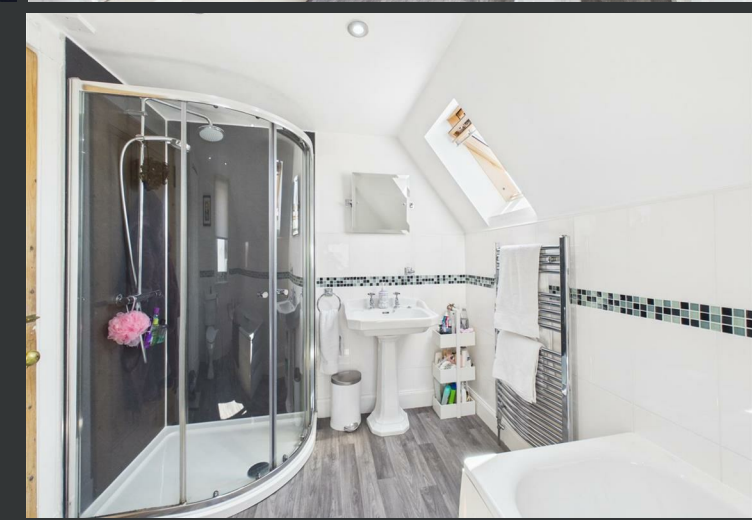




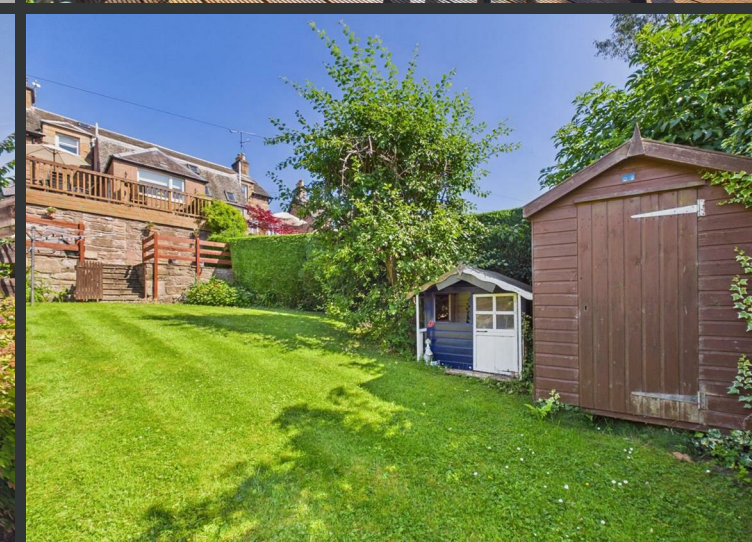


## Location

Spens Crescent is a highly regarded residential address, offering an excellent combination of convenience and character. The city centre is within easy walking distance, providing an extensive selection of shops, cafés, restaurants and leisure facilities. Reputable primary and secondary schools are nearby, making the area particularly attractive to families. Superb transport links connect the area to the A9 and beyond, making commuting to Dundee, Edinburgh, Glasgow and Inverness both quick and convenient.











Approximate total area<sup>(1)</sup>  
1496 ft<sup>2</sup>  
139.1 m<sup>2</sup>

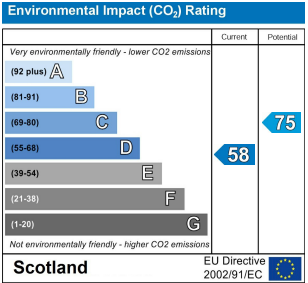
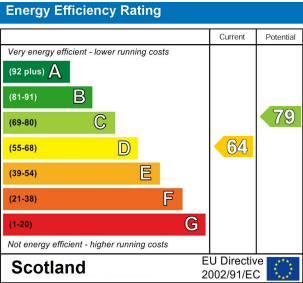
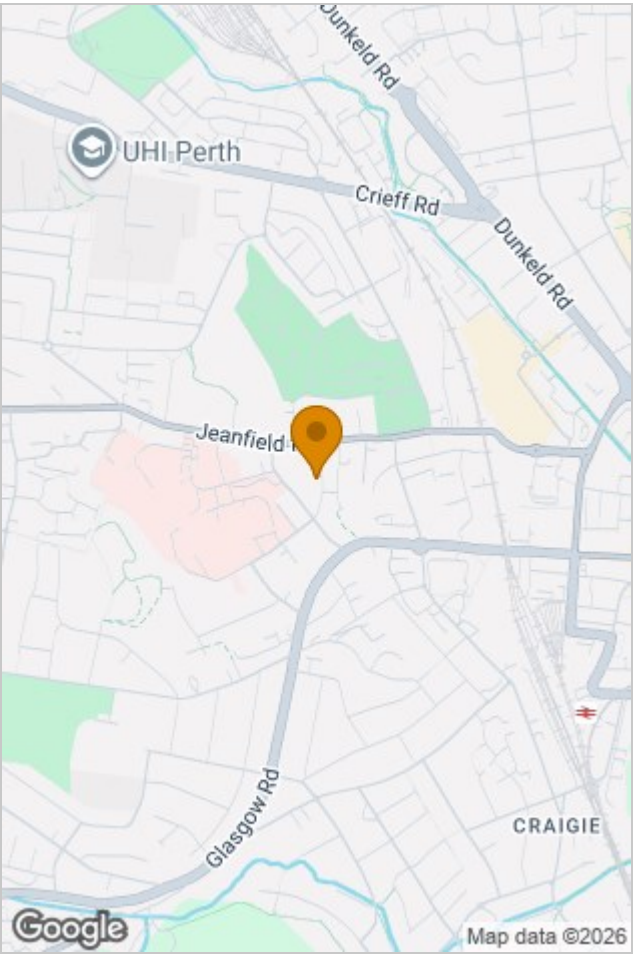
Reduced headroom  
132 ft<sup>2</sup>  
12.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.