

Simple Approach



Estate Agents



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

Offers over £292,950

This well presented detached house on Sutherland Crescent in Abernethy offers bright, spacious and versatile accommodation throughout, providing an excellent family home in a highly sought-after location. The property has been maintained to a good standard and offers a comfortable layout with generous living space across both floors.

The ground floor features a bright and welcoming lounge, providing an ideal space for relaxing and everyday family life. The modern kitchen offers a stylish and practical space with ample room for casual dining, while the separate dining room provides an additional area for family meals and entertaining. A convenient downstairs WC further enhances the practicality of the accommodation.

Upstairs, the property offers three well-proportioned bedrooms, with the generous master bedroom benefiting from a modern ensuite shower room. The remaining bedrooms are well suited to family members, guests or home working, with a separate family bathroom also providing excellent facilities.

Further benefits include oil central heating and double glazing throughout, ensuring the home remains warm and comfortable all year round. Externally, the property boasts a private driveway providing convenient off-street parking, along with an internal garage offering excellent additional storage or parking space.

To the rear, there is a well presented private garden, providing a pleasant outdoor space for relaxing, entertaining or enjoying family time. The combination of generous accommodation, excellent parking, private gardens and a desirable village setting makes this an appealing home for families, couples or anyone looking for a spacious property within the popular Abernethy area.

Lounge
12'11" x 19'10" (3.94 x 6.07)

Bedroom Two
9'9" x 10'7" (2.99 x 3.24)

Dining Room
10'9" x 10'7" (3.29 x 3.25)

Bedroom Three
10'7" x 7'8" (3.24 x 2.35)

Kitchen
10'6" x 18'9" (3.21 x 5.73)

Family Bathroom
8'4" x 6'6" (2.55 x 1.99)

Downstairs WC
2'10" x 6'3" (0.88 x 1.91)

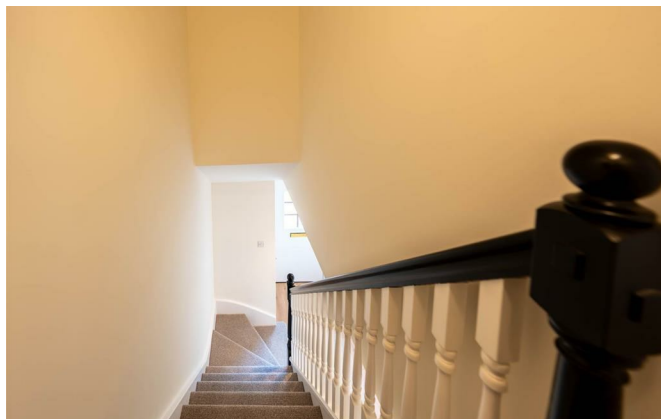
Master Bedroom
15'6" x 16'5" (4.73 x 5.02)

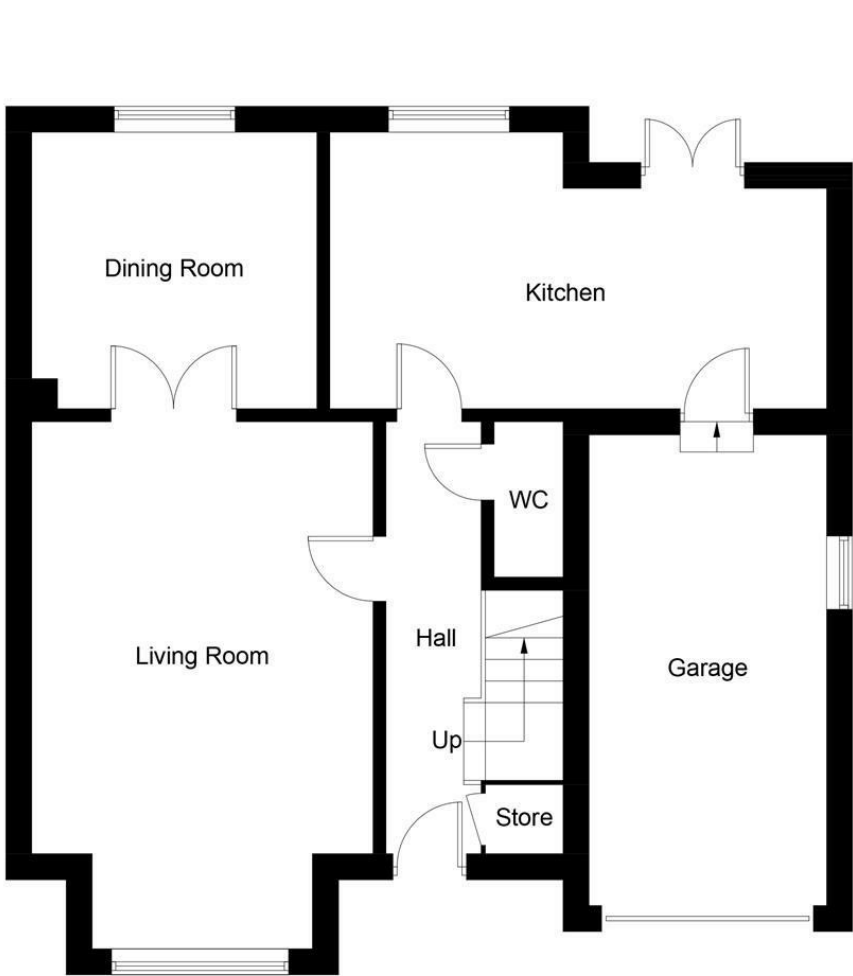
Ensuite Shower Room
8'5" x 6'3" (2.57 x 1.92)



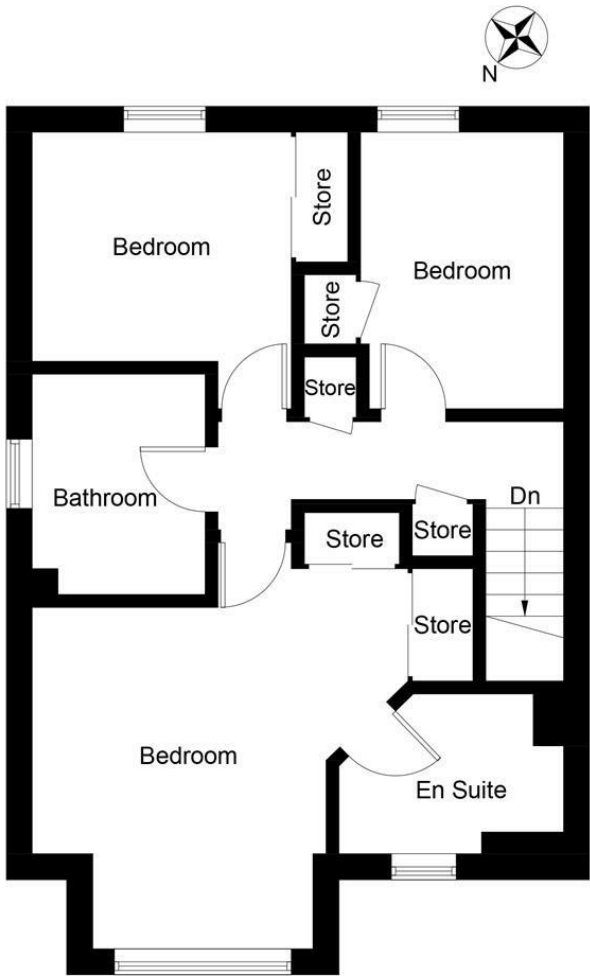


- Well Presented Detached Family Home
- Three Generous Bedrooms
- Master Ensuite Shower Room
- Modern Kitchen With Space For Casual Dining
- Separate Dining Room
- Family Bathroom & Downstairs WC
- Private Driveway & Internal Garage
- Private Rear Garden



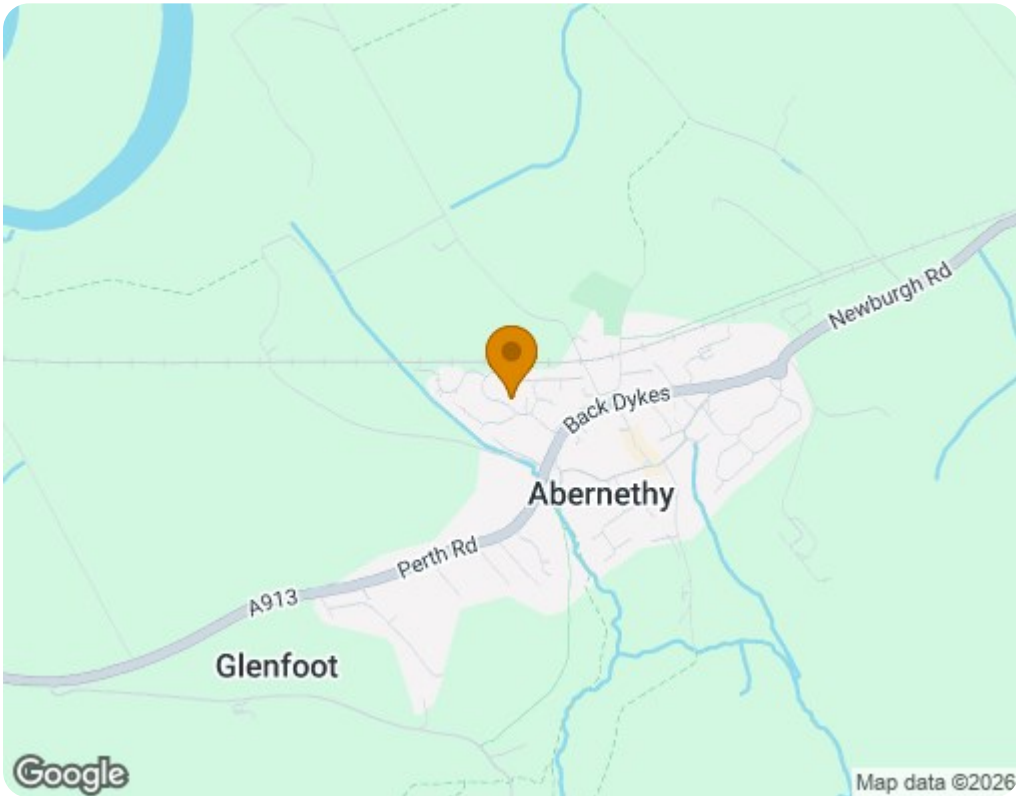


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1327035)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		