Simple Approach
Estate Agents







33 Sutherland Crescent, Perth
PH2 9GA

Offers over £292,950

13-15 St Leonards Bridge, Perth, PH2 0DR
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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)

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

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

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)

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

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

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











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









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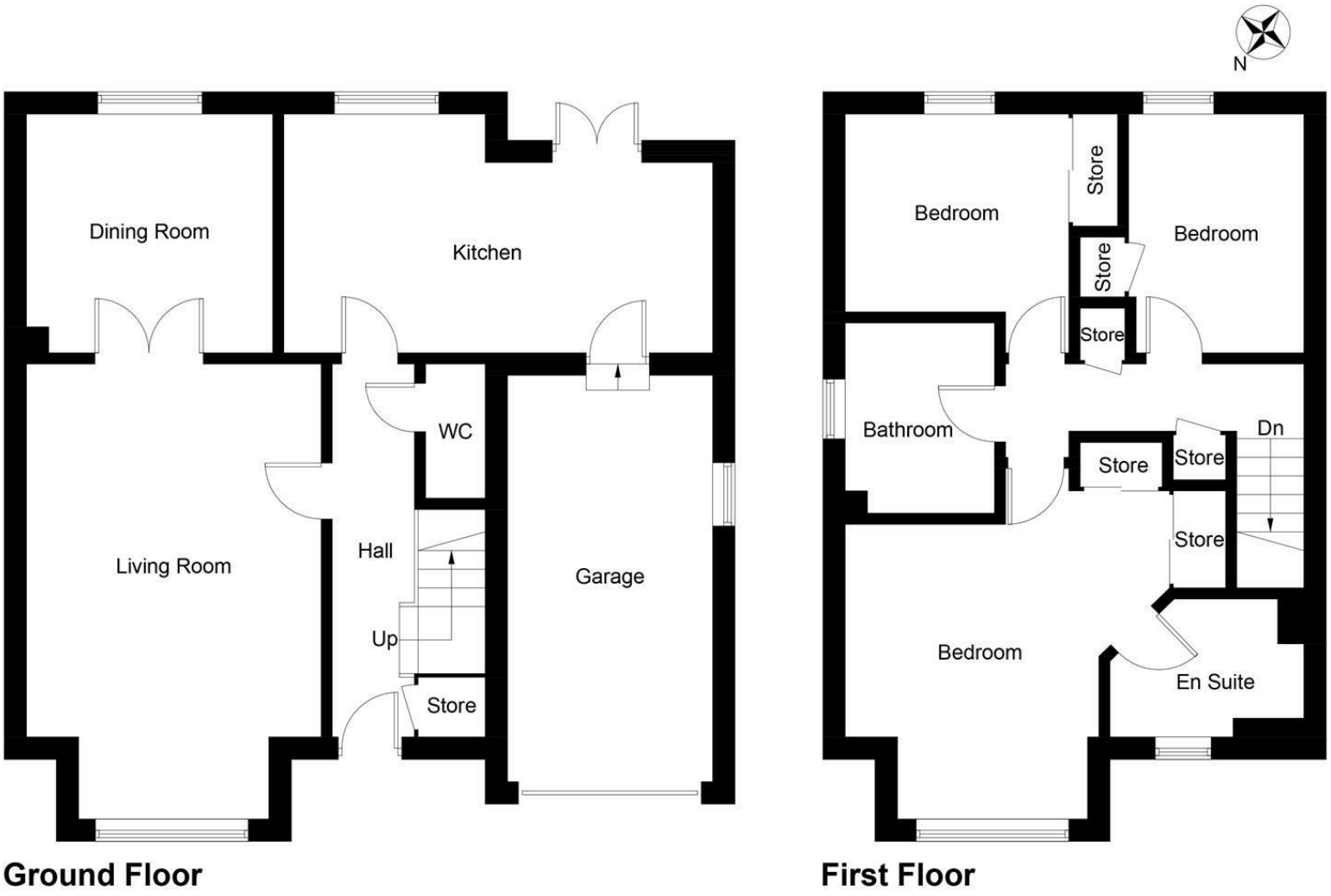
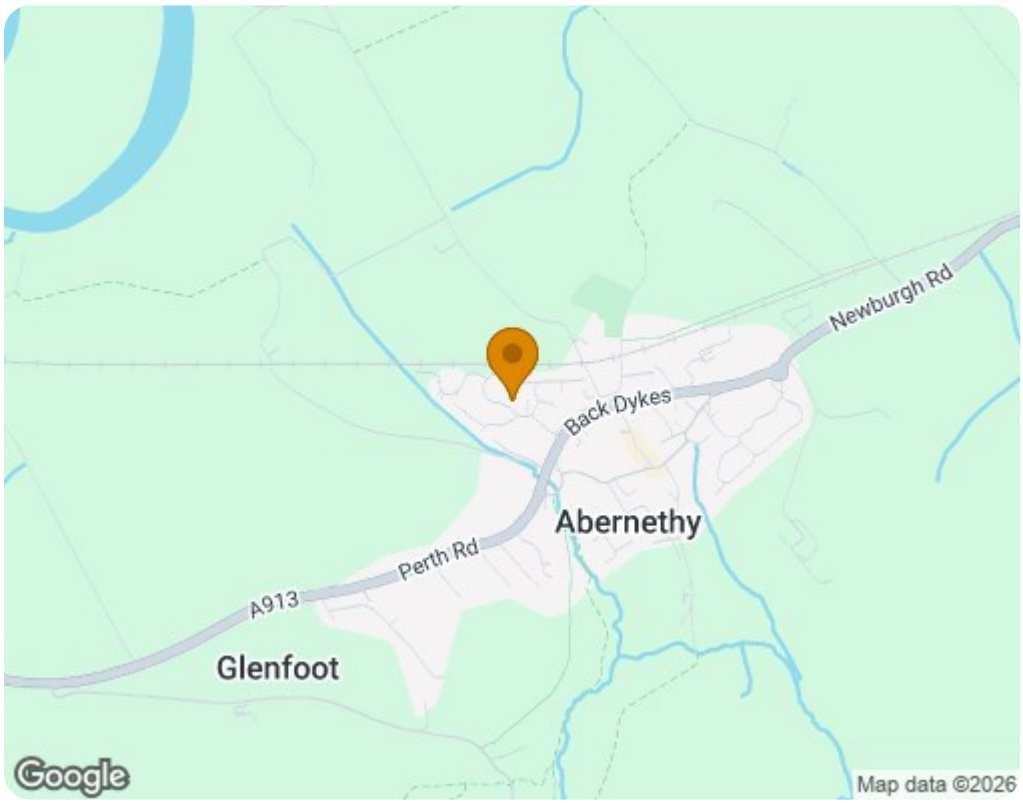
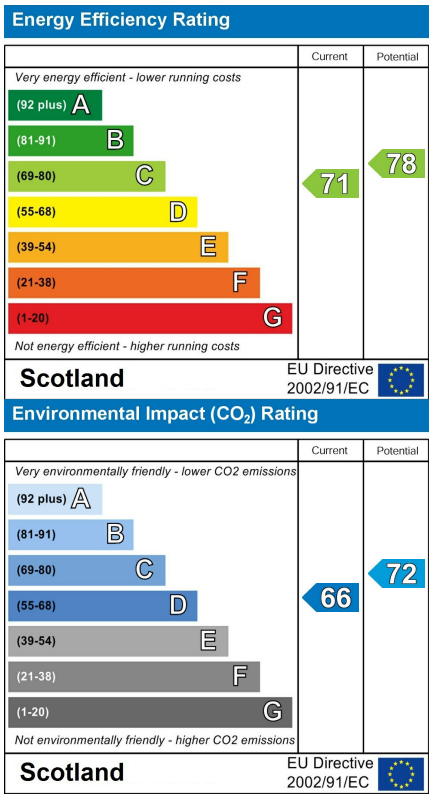


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