



28 Fairhill Crescent, Perth, PH1 1RR
Offers over £275,000

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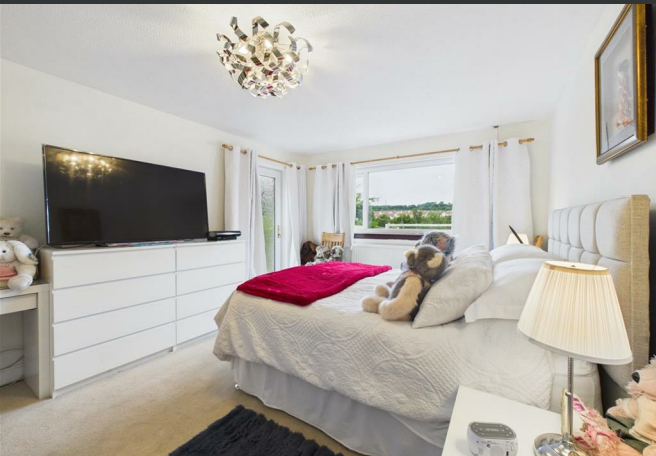
28 Fairhill Crescent Perth, PH1 1RR

Offers over £275,000

- Spacious detached villa
- Four well-proportioned bedrooms
- Gas central heating & double glazing
- Flexible office/store and utility room
- Attractive views
- Almost 1400sqft of accommodation
- Bright lounge with balcony access
- South-facing rear garden
- Off-street parking & garage
- Sought-after location

Situated within a sought-after residential area of Perth, this generously proportioned four-bedroom detached villa offers flexible accommodation over two floors extending to approximately 1400sqft, making it an ideal home for growing families or those seeking additional space for home working or hobbies.

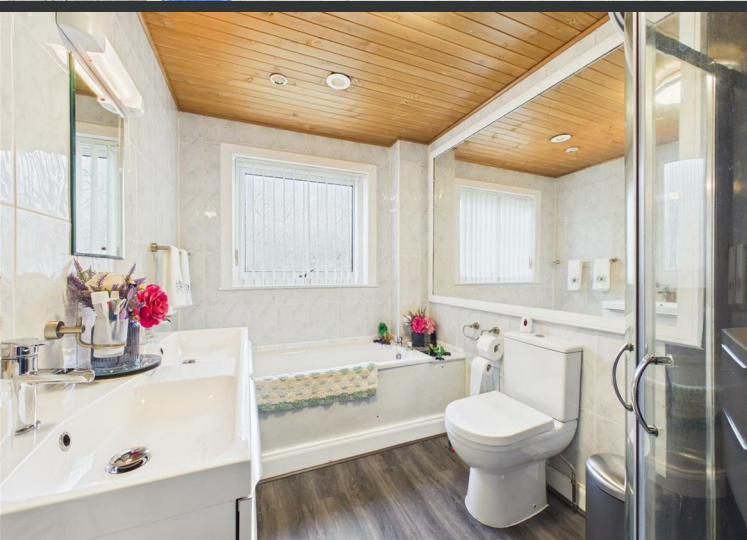
The main living accommodation is located on the upper floor and centres around a bright and spacious lounge, where large patio doors open onto a private balcony enjoying attractive elevated views across the surrounding area. The adjoining dining area creates a sociable space for everyday family life and entertaining, while the well-appointed kitchen offers ample storage, generous worktop space and pleasant open outlooks. Also on this level are two comfortable bedrooms and a modern family bathroom. The lower ground floor provides excellent flexibility, comprising two further double bedrooms together with two substantial additional rooms currently utilised as a utility room and office/store. These adaptable spaces offer excellent potential as a home office, gym, hobby room or additional family accommodation, subject to individual requirements. Externally, the property benefits from well-maintained front gardens and a south-facing rear garden providing an ideal space for relaxing, outdoor dining or children's play. The elevated position allows for pleasant open views while off-street parking is available to the front including a garage. Combining generous internal proportions, versatile accommodation and a convenient residential location close to local amenities, schools and transport links, this attractive home presents an excellent opportunity for families, first-time buyers looking for additional space or those requiring flexible living arrangements.

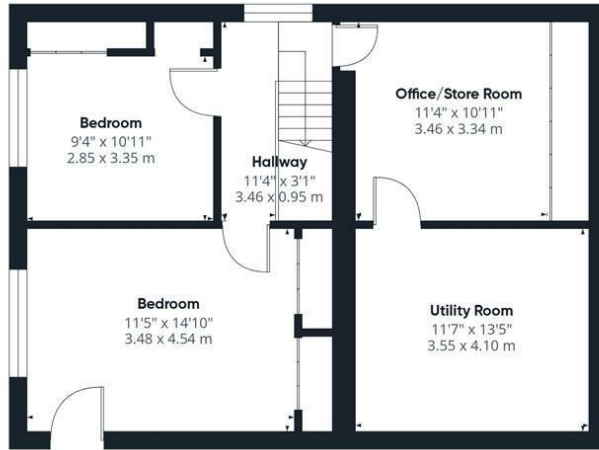




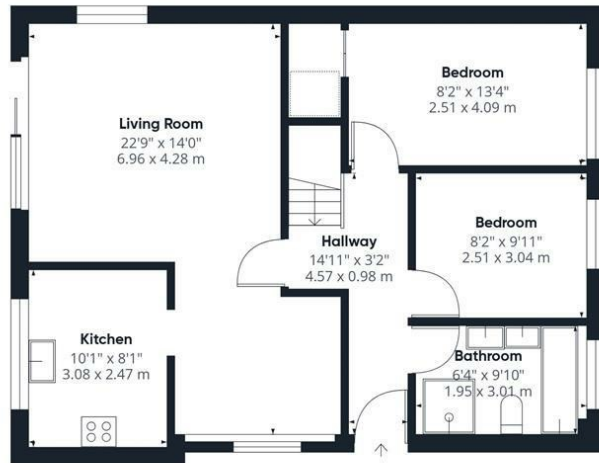
Location

Fairhill Crescent is a well-established residential area on the western side of Perth, popular with families thanks to its peaceful setting and excellent local amenities. Nearby are primary and secondary schools, local shops, supermarkets and healthcare facilities, while regular bus services provide easy access to Perth city centre. The area also offers convenient connections to the A9, making commuting to Dundee, Stirling, Edinburgh, Glasgow and Inverness straightforward. Residents can enjoy nearby parks, woodland walks and recreational facilities, with Perth's wide range of shopping, restaurants, leisure amenities and cultural attractions all within a short drive, creating an ideal balance of convenience and lifestyle.





Ground floor



Floor 1

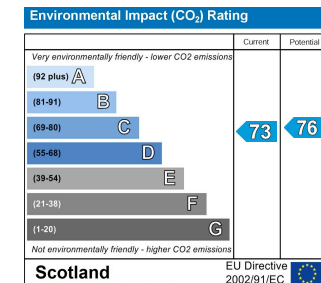
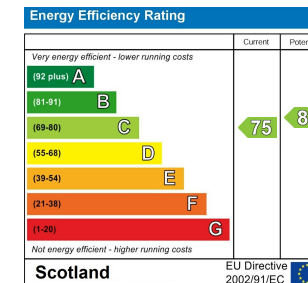
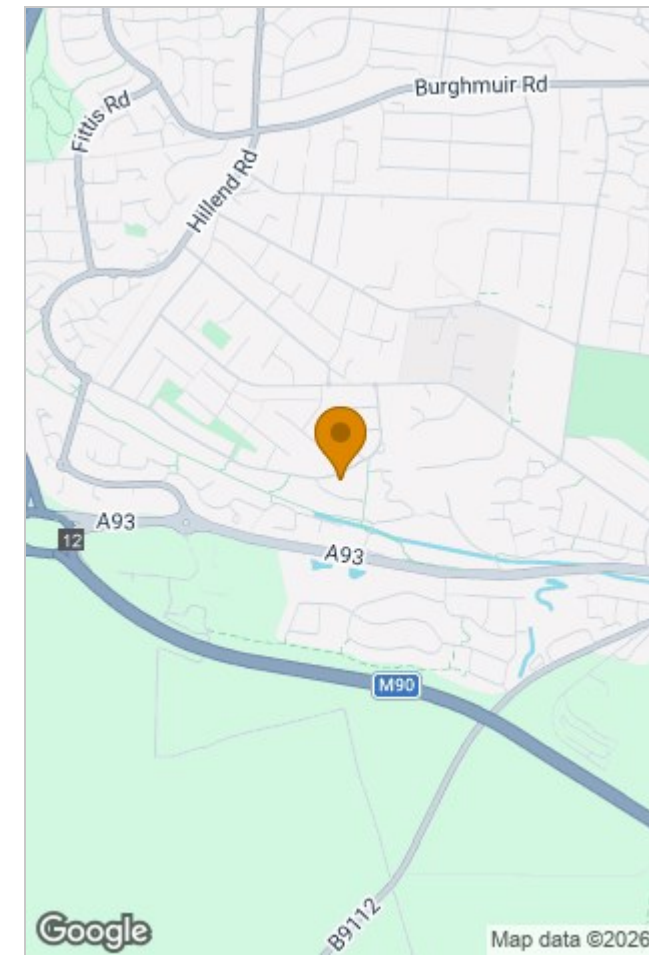


Approximate total area⁽¹⁾
1376 ft²
127.8 m²

(1) Excluding balconies and terraces

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.

