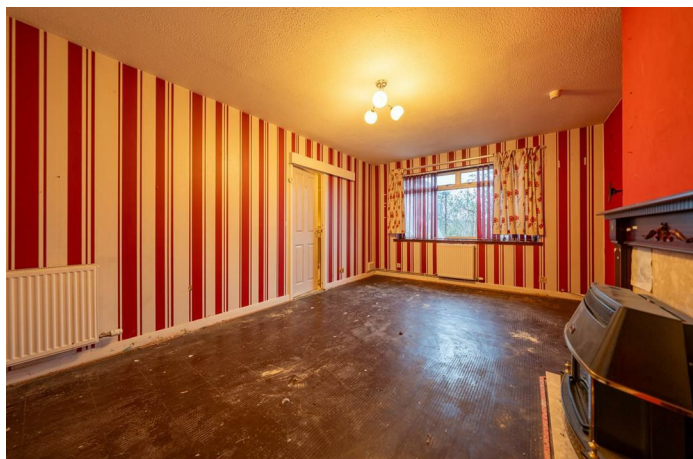


Simple Approach



Estate Agents



**25 Poplar Crescent, Perth
PH1 1HR**

Offers over £164,950

This semi-detached bungalow is situated within the sought-after and convenient location of Poplar Crescent, Perth, and represents an excellent renovation opportunity for purchasers looking to create a home to their own specification. While the property requires renovation throughout, it offers generous accommodation and ample potential to add value.

The accommodation is set over one level and comprises a lounge, a kitchen with access to a conservatory, providing additional living space overlooking the rear garden. There are two well-proportioned bedrooms and a shower room completing the internal layout. Externally, the property benefits from a private rear garden, which is currently overgrown and would require clearance, but offers excellent potential to create an attractive outdoor space. A private driveway provides off-street parking.

Further benefits include gas central heating and double glazing. Located within a great residential area with easy access to local amenities, transport links and Perth city centre, this property would be ideal for buyers seeking a project, downsizers, or investors.

Lounge

11'10" x 16'9" (3.61 x 5.13)

Kitchen

6'7" x 10'7" (2.02 x 3.25)

Conservatory

11'2" x 8'8" (3.42 x 2.65)

Bedroom One

10'3" x 10'2" (3.13 x 3.12)

Bedroom Two

8'1" x 10'2" (2.48 x 3.12)

Shower Room

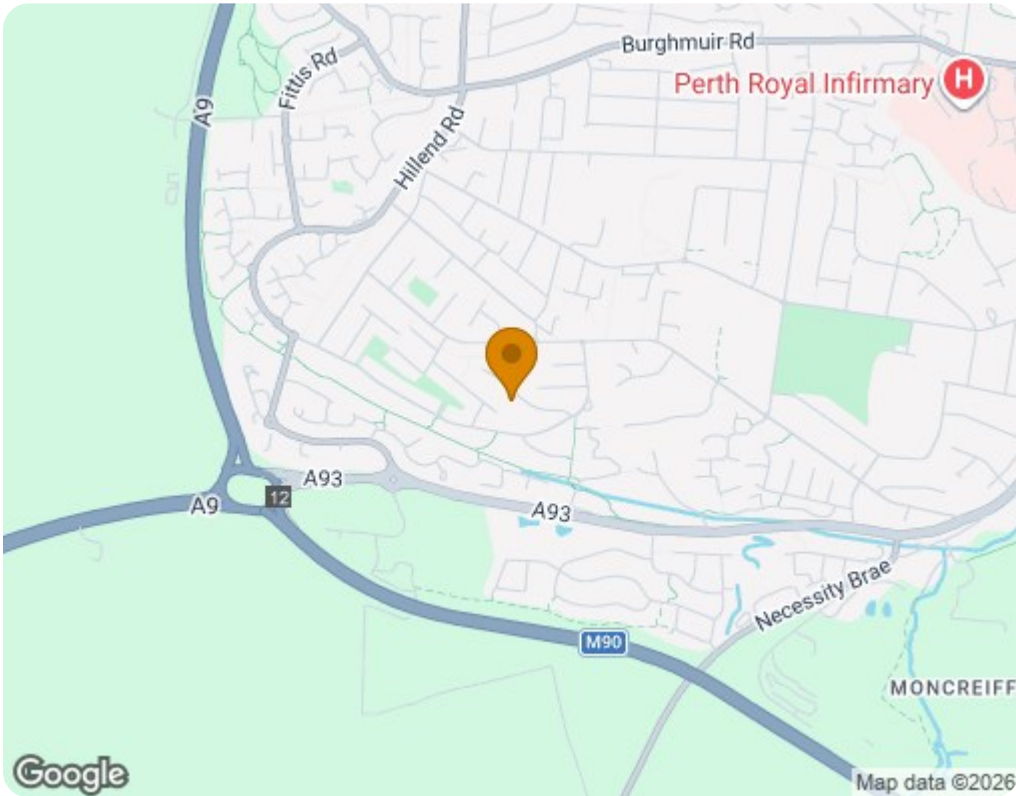
6'7" x 6'2" (2.03 x 1.89)





- Semi-detached bungalow
- Two generous bedrooms
- Private driveway providing off-street parking
- Excellent renovation opportunity with ample potential
- Gas central heating and double glazing
- Convenient location close to local amenities
- Lounge, kitchen and conservatory
- Private rear garden (requires clearing)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	56	
(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		69
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		