



27 Poplar Crescent, Perth, PH1 1HR  
Offers over £265,000

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# 27 Poplar Crescent Perth, PH1 1HR

- Detached bungalow
- Gas central heating & double glazing
- 2/3 bedrooms
- Useful utility room
- South-facing rear garden
- Spacious living room
- Well-sized dining kitchen
- Family bathroom
- Integral garage and driveway
- Excellent potential for modernisation

27 Poplar Crescent is a spacious and versatile detached bungalow, set within a popular residential area of Perth and offering excellent potential for modernisation. The property provides well-proportioned accommodation all on one level, making it ideal for a range of buyers including families, downsizers, or those seeking accessible living.

A welcoming entrance hallway leads through to a particularly generous living room, featuring a large window that allows for an abundance of natural light and creates a bright, comfortable space for relaxing or entertaining. The kitchen is well laid out with ample storage and worktop space, and connects conveniently to a handy utility room. A sun room offers an additional flexible living area with pleasant garden views. Externally, the home enjoys private gardens to the front and rear, with a patio area ideal for outdoor seating and entertaining. A driveway and garage provide ample parking. This property presents an excellent opportunity to create a personalised home in a desirable location.

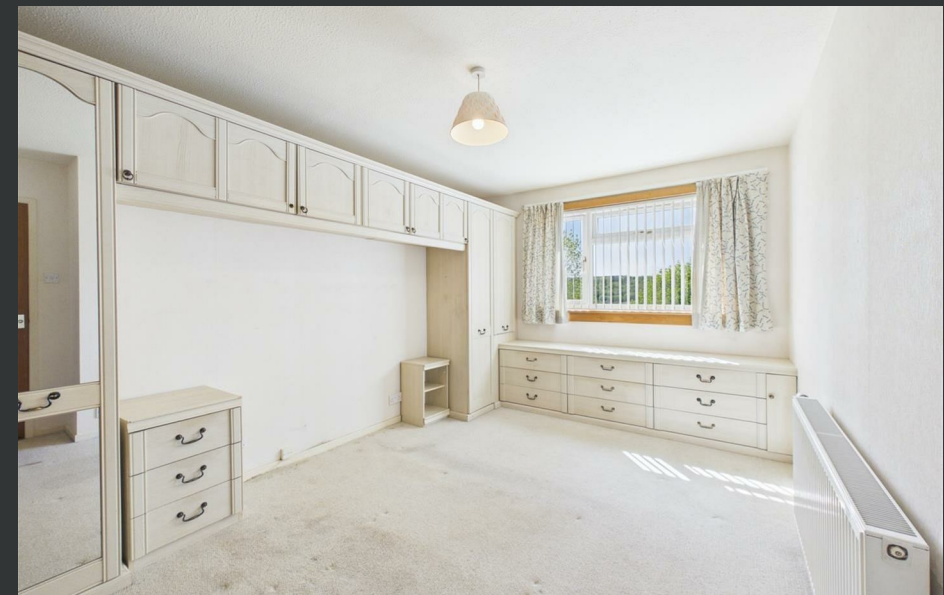
Offers over £265,000

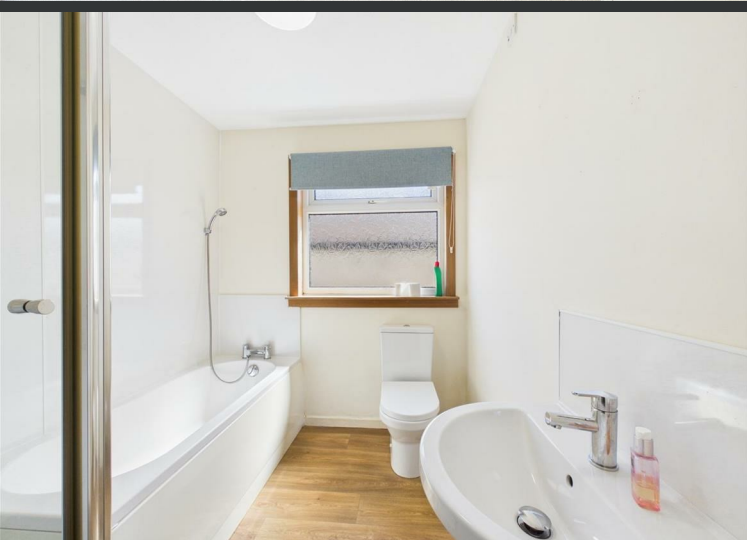


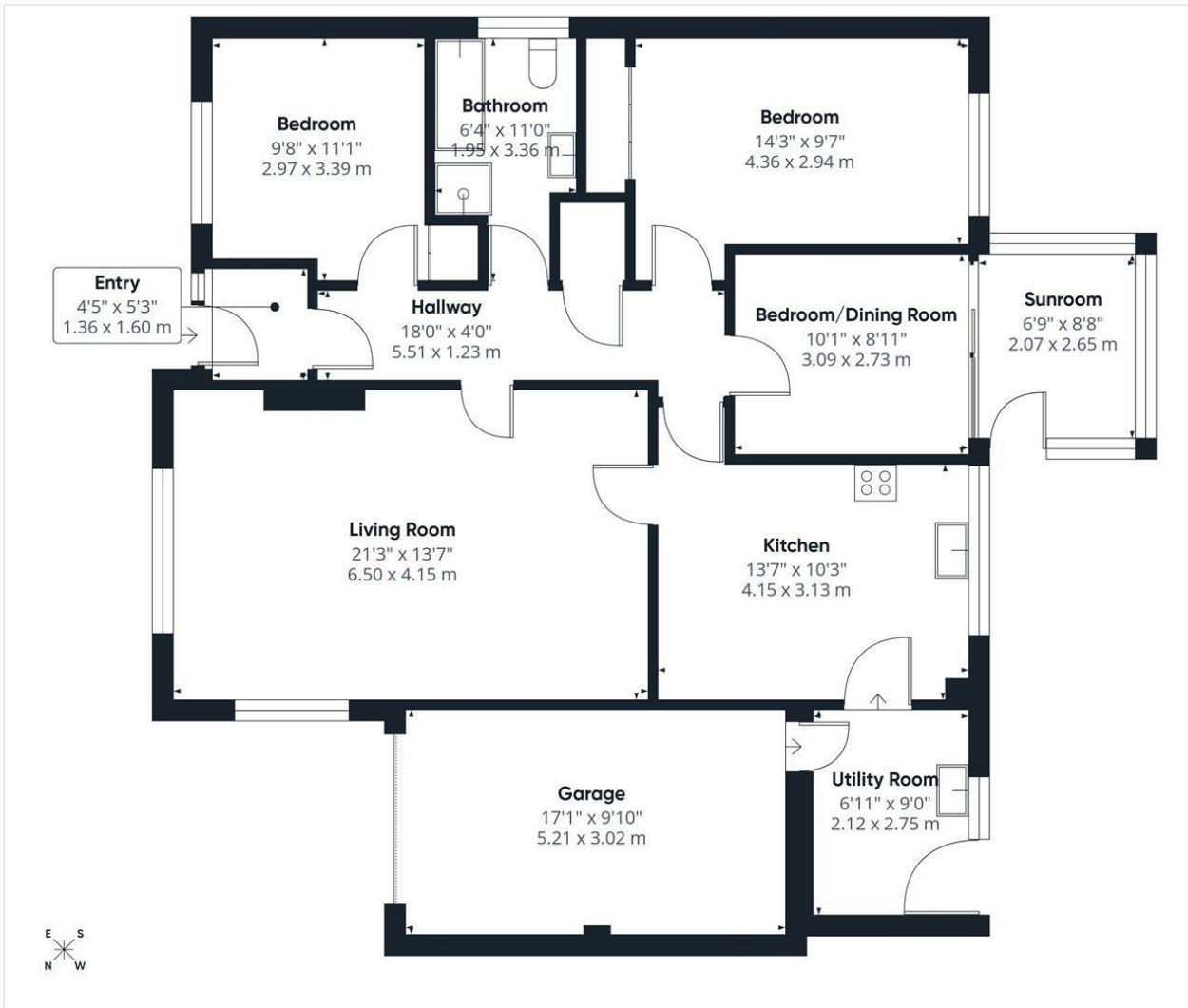


## Location

Poplar Crescent is situated within a well-established residential area of Perth, offering a convenient and desirable setting. Perth provides a wide range of amenities including shops, supermarkets, restaurants, and leisure facilities, as well as excellent schooling options. The city benefits from strong transport links, with easy access to the A9 and M90 for commuting to Dundee, Edinburgh, and Glasgow. Surrounded by beautiful countryside, residents can enjoy nearby parks, riverside walks, and outdoor pursuits. Combining urban convenience with scenic surroundings, this location is ideal for families, professionals, and retirees seeking a balanced and accessible lifestyle.





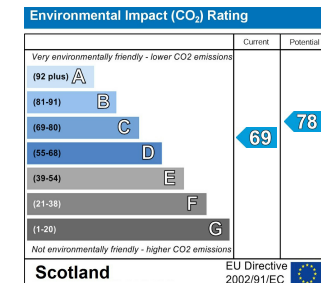
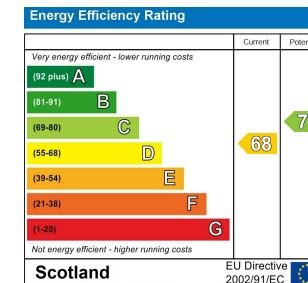
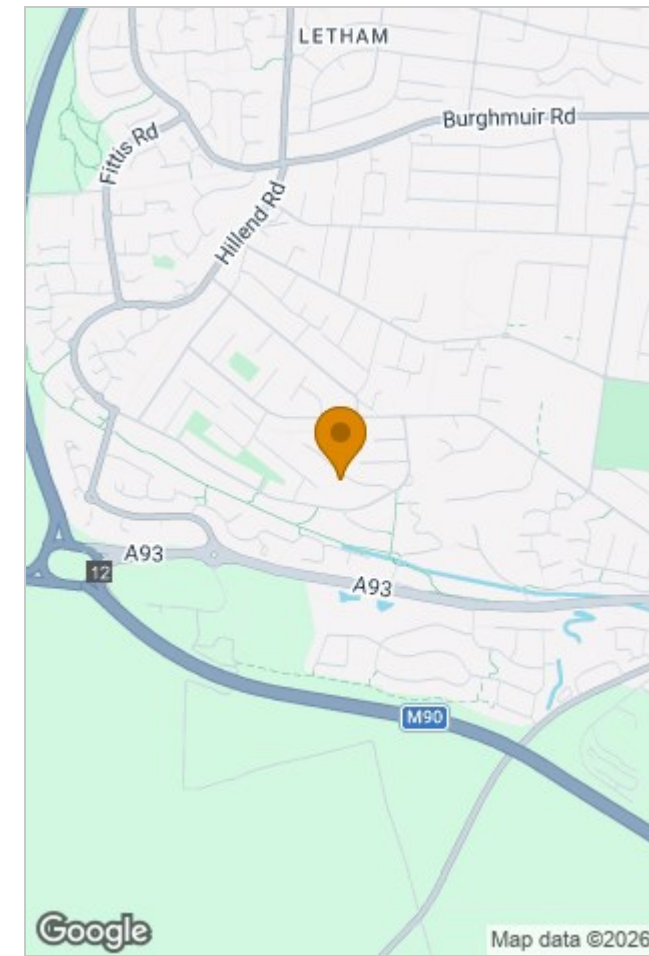


Approximate total area<sup>(1)</sup>  
1263 ft<sup>2</sup>  
117.5 m<sup>2</sup>

(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.

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