

31 Crieff Road, Perth, PH1 2RP

Offers over £220,000

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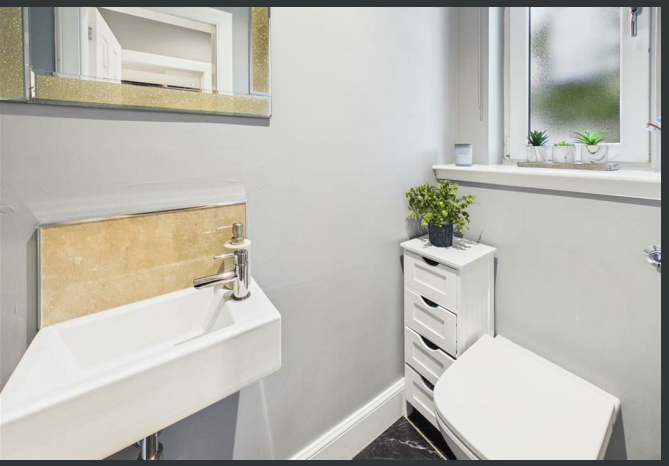
- Three-bedroom semi-detached home
- Contemporary fitted kitchen
- Two double bedrooms and a flexible third bedroom
- Very generous garden grounds
- Wealth of off-street parking
- Stylish living room with dining space
- Separate utility room and downstairs WC
- Upstairs family bathroom
- Excellent presentation throughout
- Gas central heating & double glazing

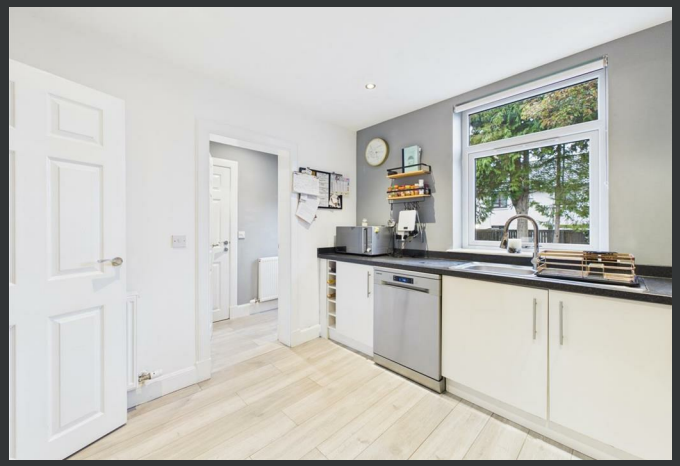


31 Crieff Road is a well-presented three-bedroom semi-detached home offering stylish interiors, a wealth of off-street parking and generous outdoor space including a substantial rear garden with a raised deck.

The ground floor opens into a bright living room, providing a welcoming space for both relaxing and entertaining. A recessed shelving area adds character and creates a useful display feature, while the contemporary dining kitchen is fitted with white gloss units, contrasting worktops and a bold red splashback. A separate utility room and downstairs WC add valuable practicality to the layout. Upstairs, the property offers two double bedrooms alongside a third bedroom, currently arranged as a study and gaming room. This flexible space could easily be adapted to suit a child's bedroom, nursery, dressing room or home office, depending on the needs of the next owner. A family bathroom completes the first floor. Outside, the front garden combines a lawn with a substantial gravelled area for plentiful off-street parking, while a paved path leads to the entrance. The enclosed rear garden provides an excellent setting for outdoor enjoyment, with a generous lawn, mature trees and a raised deck offering space for seating, dining and entertaining. A truly wonderful family home in every aspect.







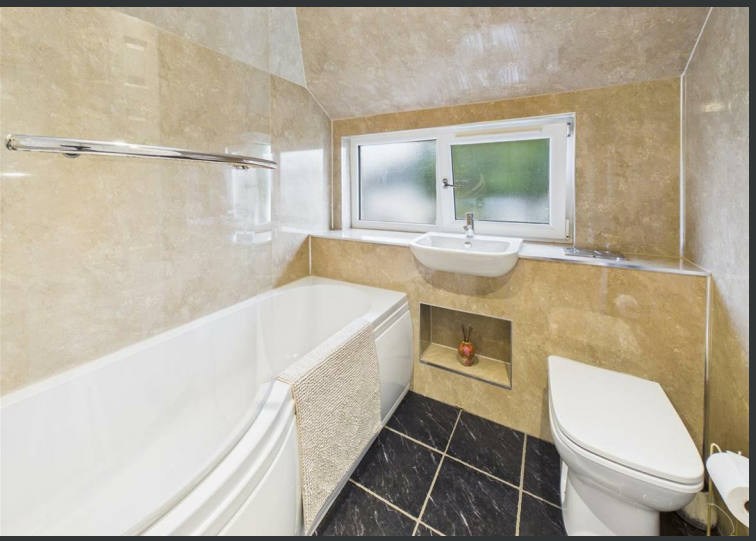




Location

Crieff Road lies to the north-west of Perth city centre, with shopping, education and leisure facilities in the surrounding area. Tesco Extra and UHI Perth are both located along Crieff Road, while the university's Academy of Sport and Wellbeing offers fitness and sporting facilities for the local community. Bus services along Crieff Road provide connections to the city centre, where a wider choice of shops, cafés, restaurants and cultural attractions can be found. Perth's railway and bus stations offer onward travel, while the surrounding road network provides access to the A9 and M90.



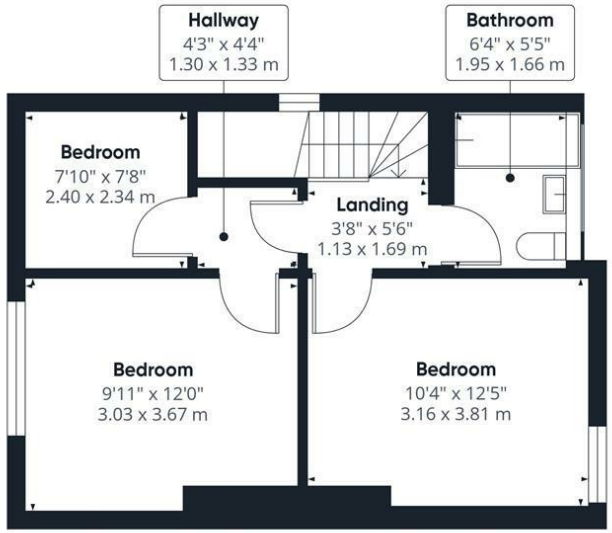







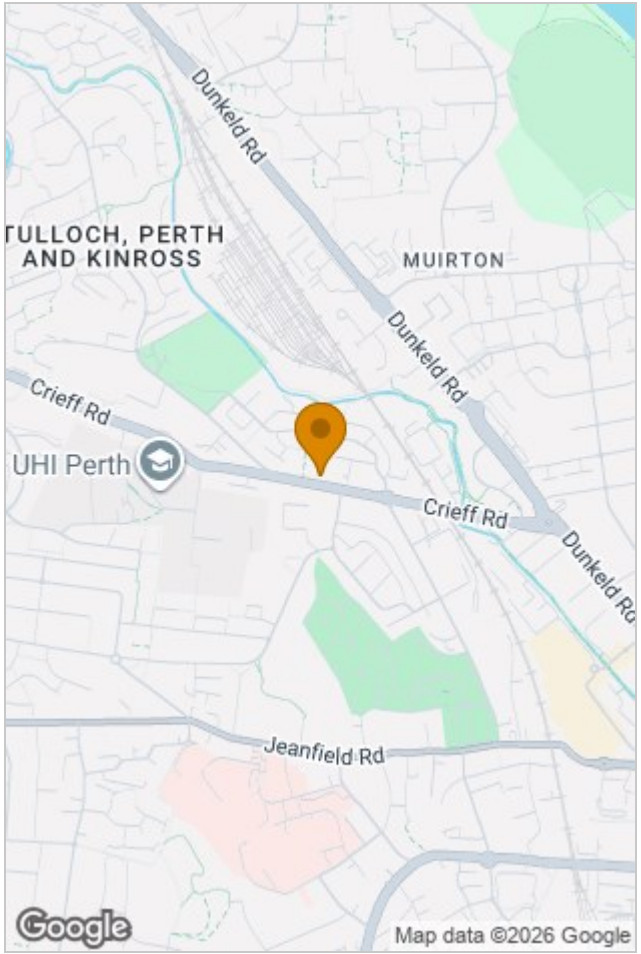


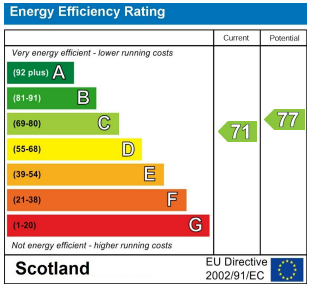

Ground floor

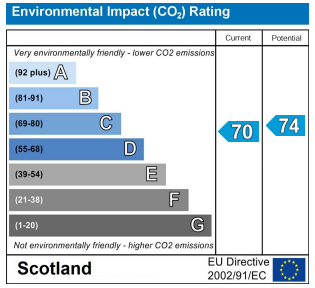


Floor 1









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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