



**Premier
Properties**
Perth



9 Kincarrathie Crescent, Perth, PH2 7HH Offers Over £510,000

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The property is set over two levels and comprises a welcoming entrance hall, a generous living room showcasing stunning traditional features, and a formal dining room. The beautifully designed kitchen/diner, complete with integrated appliances, provides an ideal space for both everyday living and entertaining. Additional ground floor accommodation includes a utility room, store, W.C., and a cosy snug with direct access to the rear—offering flexibility to suit a variety of needs.

On the upper level, there are five well-proportioned bedrooms, complemented by a newly fitted, modern family bathroom and a stylish shower room.

Externally, the property benefits from off-street parking to the front via a private driveway. The home enjoys lovely open views towards the River Tay, while the surrounding garden grounds wrap around the property, primarily laid to lawn with a patio area—perfect for outdoor dining and enjoying the summer months.

Early viewing is highly recommended to fully appreciate the quality, space, and exceptional finish of this outstanding home.

- Immaculately presented, fully renovated five-bedroom semi-detached Victorian villa
- Located in one of Perth's most sought-after residential areas
- Beautiful blend of period charm and modern finishes
- Spacious and versatile accommodation ideal for family living
- Stylish, fully fitted kitchen/diner with integrated appliances
- Open views towards the River Tay
- Great transport links
- Early viewing highly recommended to fully appreciate the quality and space on offer



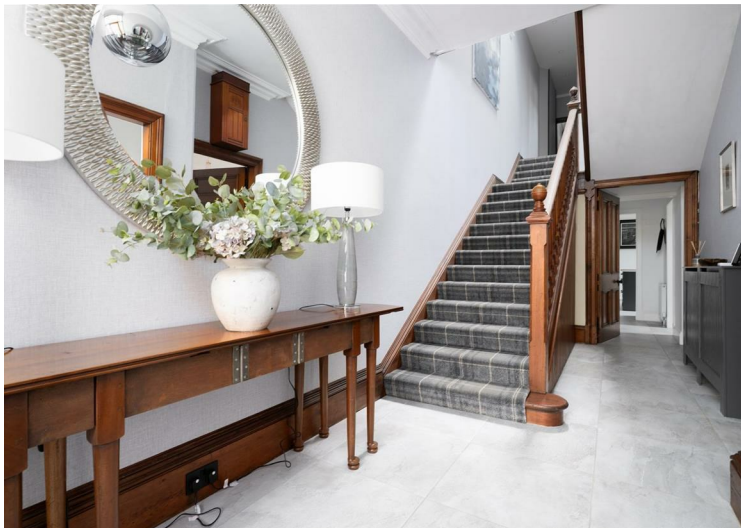
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Total Area: 254.8 m² ... 2742 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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