



**Premier  
Properties**  
Perth



## 18 Bruce Crescent, Perth, PH1 2NZ

### Offers Over £145,000

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Presented in move-in condition across two floors, this home features excellent storage and bright, open plan accommodation. Upon entering, the welcoming hallway offers an under stairs storage area and leads to the open plan lounge/dining room. With it's full length windows there is an abundance of natural light flooding the room, making it ideal for entertaining and relaxing. There is also access to the rear garden from the dining area.

The modern kitchen offers plenty of storage space and leads through to the dining room and lounge area. Upstairs, you will find two sizeable bedrooms along with a smaller room - ideal for use as a nursery or office. The modern, family bathroom, with over bath shower completes the home.

The property boasts many additional benefits including gas central heating, double glazing and plenty on street parking.

Externally, there is a fully enclosed, well maintained private garden to the rear, perfect for relaxing during the finer weather. There is also a brick built shed providing extra storage space.

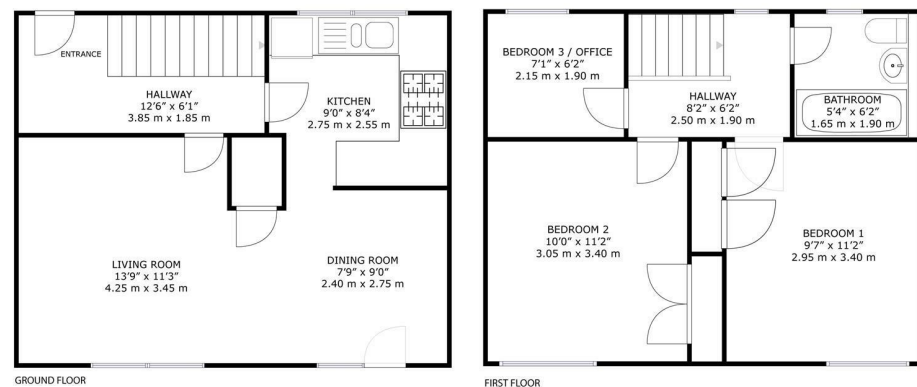
Viewing is highly recommend to fully appreciate what this well presented, family home has to offer.

This property could not be better situated for its locality to nearby amenities including all businesses and shopping found in the Inveralmond Industrial Estate, as well as being a short drive away from a Tesco Supermarket on Crieff Road. The number 1 and 2 bus stops directly across the road from these properties which allows quick access into Perth City Centre for all local amenities and further High Street shopping. For the commuter this property is ideally placed as both the Broxden & Inveralmond roundabouts are within short driving distance, providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness & Glasgow.

- 3 Bedrooms
- Double Glazing
- Gas Central Heating
- Great First Time Buy
- Private Rear Garden



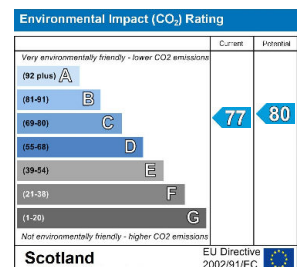
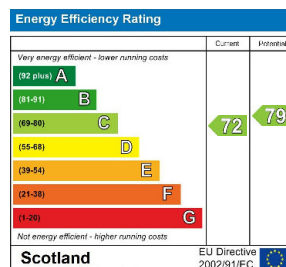




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GROSS INTERNAL AREA  
GROUND FLOOR: 363 sq. ft. 33.8 m<sup>2</sup>, FIRST FLOOR: 348 sq. ft. 32.4 m<sup>2</sup>  
TOTAL: 712 sq. ft. 66.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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