



**Premier
Properties**
Perth



153a Crieff Road, Perth, PH1 2PB Offers Over £269,995

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Upon entering, you are welcomed into an entrance vestibule, bright and spacious lounge featuring a fantastic media wall, dining room, kitchen, two double bedrooms, family bathroom, utility room and integral garage. Venturing to the first floor, you will find three additional bedrooms and family bathroom.

Heating is provided via gas central heating and the windows are double glazed throughout.

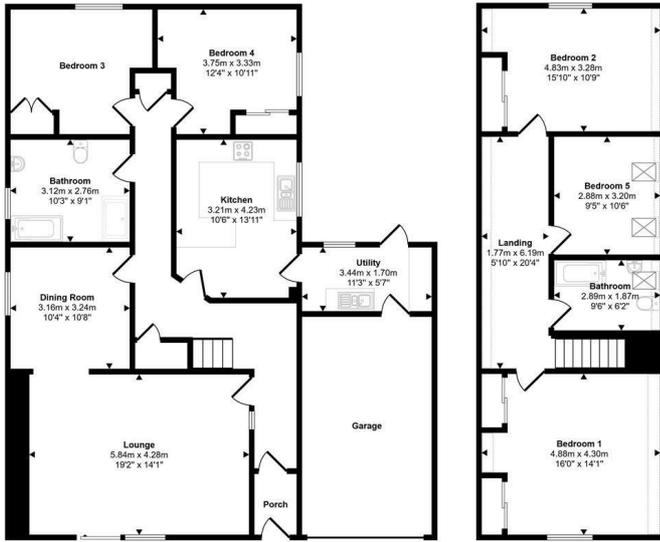
Externally, the property sits on a good sized plot and enjoys a private rear garden ideal for family gatherings or relaxation. The driveway provides off street parking for a number of cars.

Location : The location provides a good degree of convenience with a regular bus route, local shops and the city centre all within walking distance. The nearby Crieff Road gives road links to areas across the city and out onto the dual carriageway.

- 5 Bedrooms
- 2 Bathrooms
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Private Garden



Approx Gross Internal Area
293 sq m / 2185 sq ft



Ground Floor
Approx 136 sq m / 1460 sq ft

First Floor
Approx 67 sq m / 726 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	
Current	Potential
72	80

Environmental Impact (CO ₂) Rating	
Current	Potential
66	75



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