



**Premier  
Properties**  
Perth



## 153a Crieff Road, Perth, PH1 2PB

### Offers Over £269,995

 5  2  2  C

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.

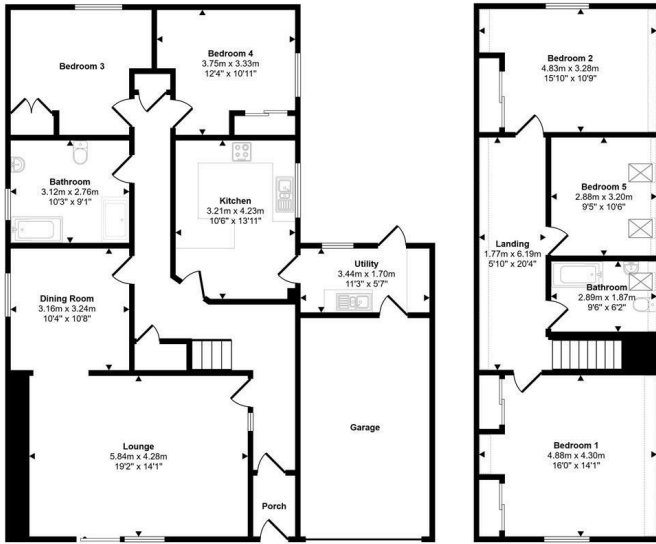
Externally, the property sits on a good sized plot and enjoys a private rear garden ideal for family gatherings or relaxation. The driveway provides off street parking for a number of cars.

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  
203 sq m / 2185 sq ft



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>Scotland</b>                                                 | EU Directive 2002/91/EC |           |



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