



**Premier
Properties**
Perth



45 Castlelaw Crescent, Perth, PH2 9LP Offers Over £325,000

 4  2  3  E

Set over two spacious levels, this impressive property offers versatile family living in a stunning countryside setting. On the ground floor, you are welcomed by a bright entrance hall leading to an open-plan kitchen/diner featuring integrated appliances—ideal for both everyday family life and entertaining. Adjacent to the kitchen is a useful utility room. The generous living room flows seamlessly into a large conservatory, perfect for relaxing and enjoying views of the garden. A spacious room which is currently a family room could also serve as a fourth bedroom, and a well-appointed family bathroom complete the ground floor accommodation.

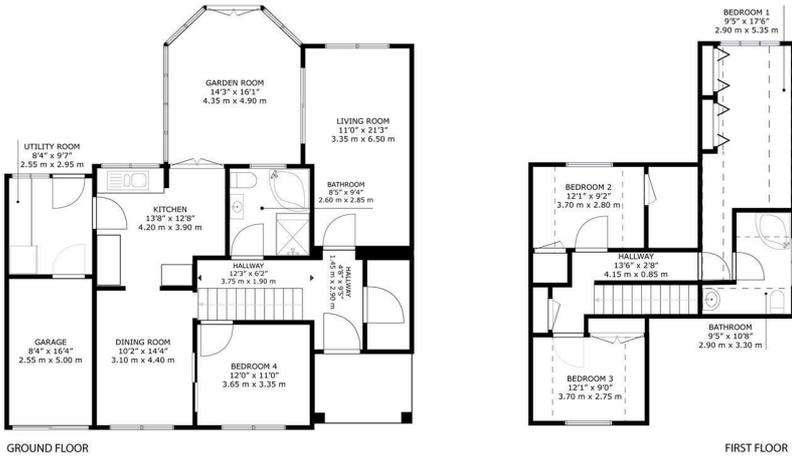
Upstairs, you'll find three generously sized bedrooms, including a principal bedroom with ensuite. The home also benefits from excellent storage throughout.

Externally, the property is positioned on a substantial plot with breathtaking views over the surrounding countryside. The expansive garden is mainly laid to lawn with a patio area, ideal for outdoor dining and summer relaxation. A large driveway provides ample off-street parking and leads to a garage. The garage can also be accessed internally through the utility room.

The property is close to all amenities including local shop, village inn and restaurant, cafe's and primary school. Only a short drive from Bridge of Earn and ten minutes from the City of Perth. This property also benefits from being just a couple of minutes from all major transport links to Dundee, Glasgow, Edinburgh and the North.

- 4 spacious bedrooms
- 3 reception rooms
- Close to local amenities
- Easy access to transport
- Ideal family home
- Viewing recommended
- Quiet residential area





45 Castlelaw Crescent, Abernethy, PH2 9LP

GROSS INTERNAL AREA
 GROUND FLOOR: 1,004 sq. ft./100.7 m² FIRST FLOOR: 667 sq. ft./62 m²
 EXCLUDED AREAS: GARAGE: 137 sq. ft./12.75 m²
 TOTAL: 1,751 sq. ft./162.7 m²
SIZES AND DIRECTIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	51	(39-54) E	46
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.