



**Premier
Properties**
Perth



45 Castlelaw Crescent, Perth, PH2 9LP

Offers Over £325,000

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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.

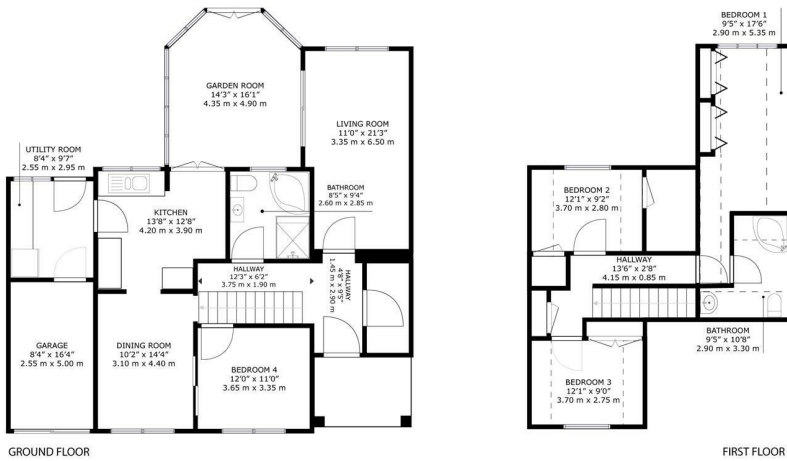
Upstairs, you'll find three generously sized bedrooms, including a principal bedroom with en-suite. The home also benefits from excellent storage throughout.

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.

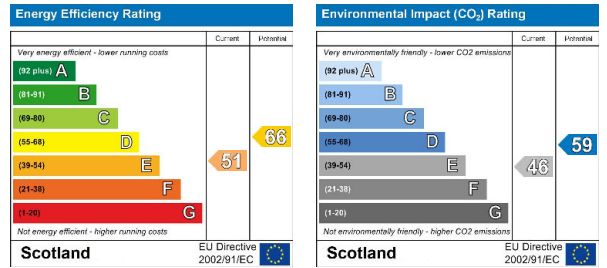
- 4 spacious bedrooms
- 3 reception rooms
- Close to local amenities
- Easy access to transport
- Ideal family home
- Viewing recommended
- Quiet residential area





45 Castlelaw Crescent, Abernethy, PH2 9LP

GROSS INTERNAL AREA
GROUND FLOOR : 1084 sq. ft. 100.7 m²; FIRST FLOOR : 667 sq. ft. 62 m²
EXCLUDED AREAS: GARAGE : 137 sq. ft. 12.75 m²
TOTAL: 1751 sq. ft. 162.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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