



**Premier  
Properties**  
Perth



## 13 Fairhill Crescent, Perth, PH1 1RR

### Offers Over £229,950

 3  1  2  C

This charming home offers spacious and flexible accommodation, perfect for modern family living. Set over two levels, the ground floor comprises a welcoming entrance hallway, a bright and generously sized lounge that flows seamlessly into a dining area, and a stylish, modern kitchen fitted with integrated appliances and ample space for a dining table and chairs. A separate utility room and a convenient downstairs W.C. along with a playroom/snug which is part of the converted garage complete the ground floor.

On the upper level, you will find three generously proportioned double bedrooms, each tastefully decorated and offering plenty of space for storage and relaxation. The accommodation is completed by a beautifully presented family bathroom finished to a high standard.

Externally, the property benefits from off-street parking via a private driveway, which also leads to a garage. The garage has been partially converted and is currently being used as a snug, offering additional flexibility for a home office, studio, or playroom. To the rear, the large, well-maintained garden provides a fantastic outdoor space for both families and entertainers, with a patio area ideal for enjoying the warmer months.

This is a wonderful opportunity to acquire a move-in-ready home in a desirable location, and early viewing is highly recommended to fully appreciate all that this property has to offer.

- 3 spacious bedrooms
- 1 modern bathroom
- Close to local amenities
- Easy access to transport links
- Ideal for families
- Viewing recommended
- Move in condition





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>70</b>		<b>78</b>	<b>72</b>		<b>78</b>
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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