



**Premier
Properties**
Perth



14 Eden Crescent, Perth, PH2 9FW

Offers Over £249,950

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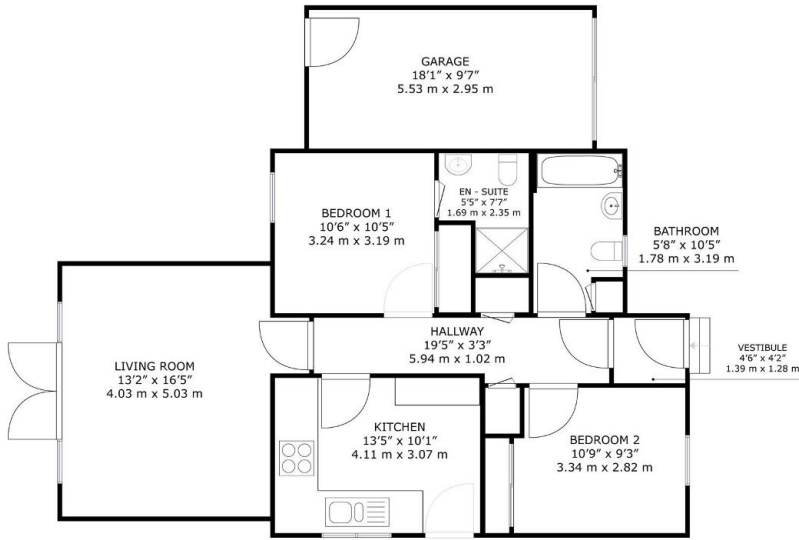
Step inside to discover a bright and welcoming reception room, perfect for relaxing or entertaining. The stylish kitchen/diner comes complete with integrated appliances, providing a functional and attractive space for cooking and dining. The thoughtfully designed layout includes two spacious double bedrooms, one of which benefits from an en-suite shower room, along with a well-appointed family bathroom — all designed to ensure ease of living and a natural flow throughout the home.

Set on a quiet, private plot, the property boasts off-street parking and a garage to the front, while to the rear you'll find a generously sized garden, mainly laid to lawn — perfect for enjoying sunny days, gardening, or outdoor entertaining.

Situated in the charming village of Glenfarg, the home offers a tranquil lifestyle surrounded by rolling countryside, yet remains conveniently close to local amenities and transport links. Nature lovers will appreciate the nearby walking trails and green spaces, offering a true escape to the outdoors.

- Detached bungalow in Glenfarg
- Two spacious bedrooms
- Two modern bathrooms
- Ideal for small families
- Quiet residential area
- Close to local amenities
- Viewing recommended
- Chain free





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GROSS INTERNAL AREA
TOTAL: 927 sq.ft, 86.11 m²

SIZES AND DIMENSIONS 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	75	75	(69-80) C	69	69
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(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	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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