



**Premier
Properties**
Perth



14 Eden Crescent, Perth, PH2 9FW

Offers Over £285,000

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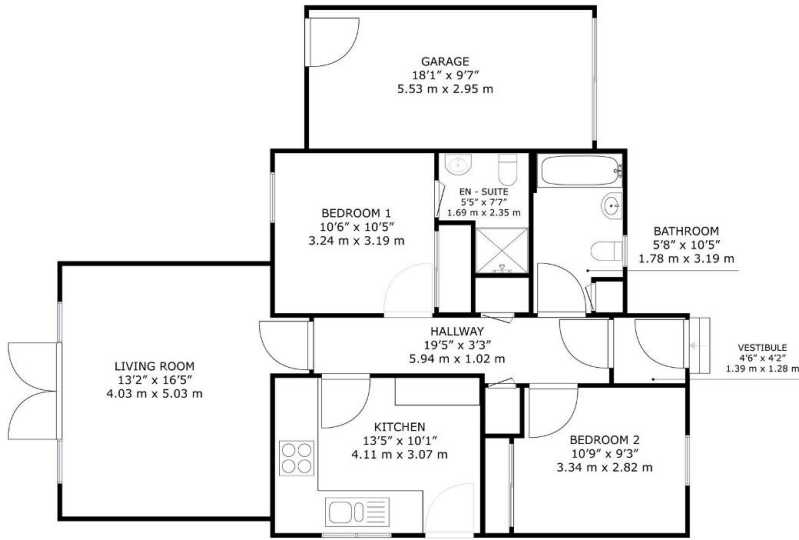
Step inside to discover a bright and welcoming reception room, perfect for relaxing or entertaining. The stylish kitchen/diner comes complete with integrated appliances, providing a functional and attractive space for cooking and dining. The thoughtfully designed layout includes two spacious double bedrooms, 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







14 Eden Crescent, Glenfarg, PH2 9FW

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

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 75 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | EU Directive 2002/91/EC |  |

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

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