



**Premier  
Properties**  
Perth



## 14 Eden Crescent, Perth, PH2 9FW Offers Over £269,000

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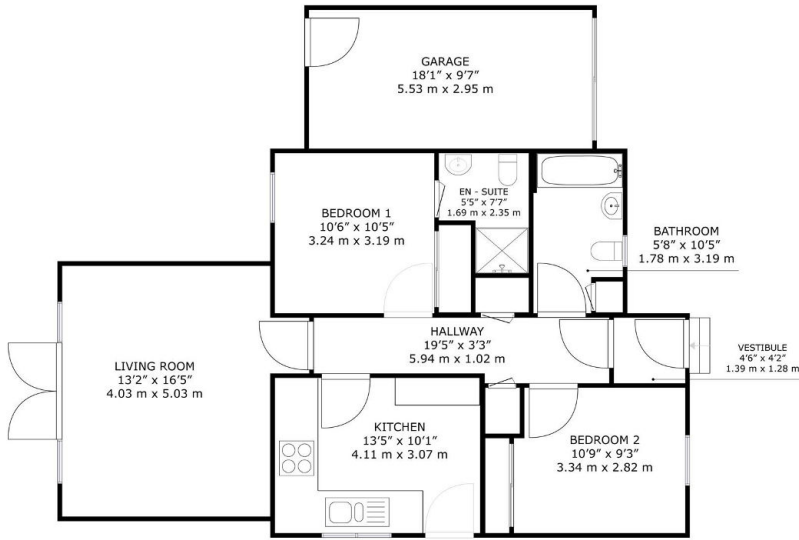
Step inside to discover a bright and welcoming reception room, perfect for relaxing or entertaining. The stylish kitchen/diner comes complete with integrated appliances, providing a functional and attractive space for cooking and dining. The thoughtfully designed layout includes two spacious double bedrooms, 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 m<sup>2</sup>

SIZES AND DIRECTIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	<b>75</b>	<b>75</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>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>



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