



**Premier
Properties**
Perth



30 Bruce Crescent, Perth, PH1 2NZ

Offers Over £140,000

 3  1  2  C

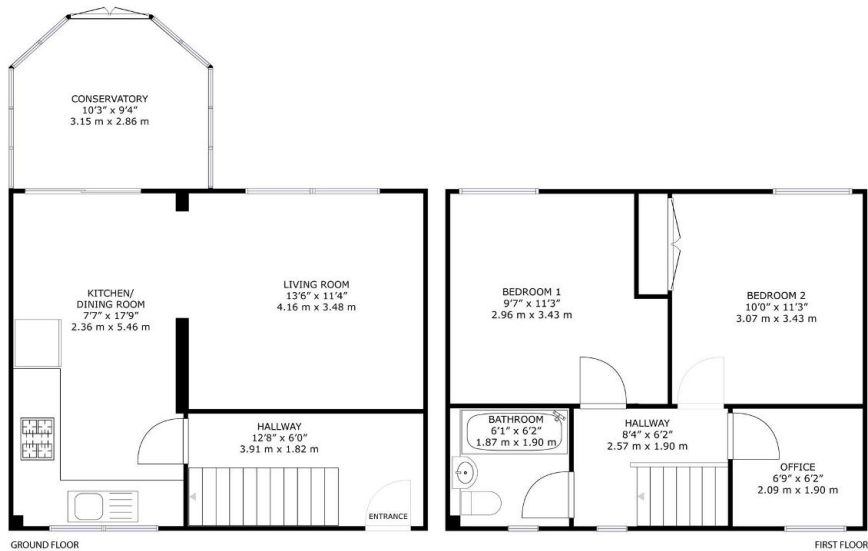
Set over two levels, the property offers a bright and inviting entrance hall, an open-plan kitchen/dining/living area with modern fixtures and fittings, a spacious conservatory, three generously sized bedrooms, and a contemporary family bathroom.

Externally, the home enjoys gardens to both the front and rear. The rear garden is mainly laid to lawn and features a patio area—perfect for relaxing or entertaining during the warmer months. Off-street parking is available in the nearby car park.

Early viewing is highly recommended—this property is an ideal opportunity for first-time buyers!

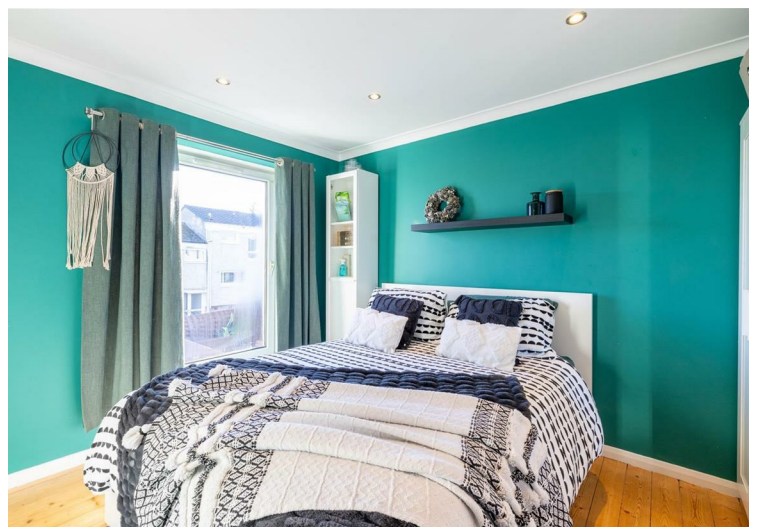
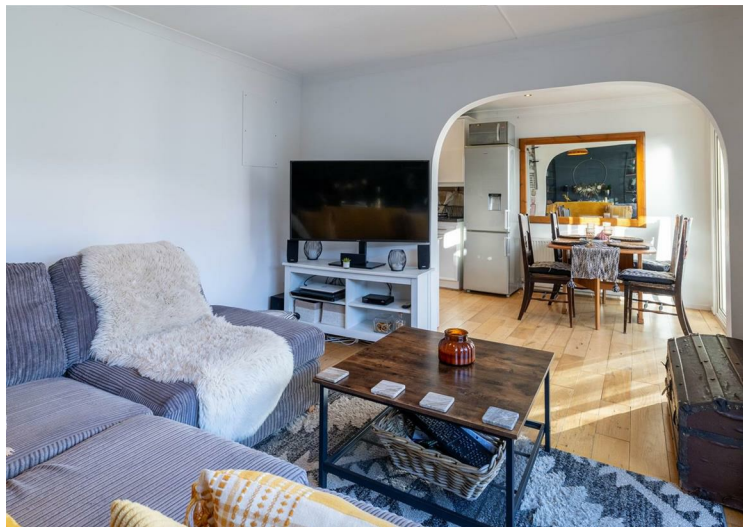
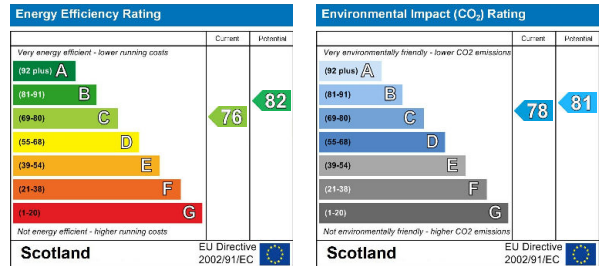
- 3 bedrooms
- 2 spacious reception rooms
- Close to local amenities
- Near schools and parks
- Easy access to transport
- Ideal family home
- Viewing recommended
- Perfect for first time buyers





30 Bruce Crescent, Perth, PH1 2NZ

GROSS INTERNAL AREA
GROUND FLOOR: 469 sq. ft. 43.0 m², FIRST FLOOR: 354 sq. ft. 32.9 m²
TOTAL: 823 sq. ft. 75.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk