



**Premier
Properties**
Perth



9 Kincarrathie Crescent, Perth, PH2 7HH

Offers Over £510,000

 5  2  3  D

The property is set over two levels and comprises a welcoming entrance hall, a generous living room showcasing stunning traditional features, and a formal dining room. The beautifully designed kitchen/diner, complete with integrated appliances, provides an ideal space for both everyday living and entertaining. Additional ground floor accommodation includes a utility room, store, W.C., and a cosy snug with direct access to the rear—offering flexibility to suit a variety of needs.

On the upper level, there are five well-proportioned bedrooms, complemented by a newly fitted, modern family bathroom and a stylish shower room.

Externally, the property benefits from off-street parking to the front via a private driveway. The home enjoys lovely open views towards the River Tay, while the surrounding garden grounds wrap around the property, primarily laid to lawn with a patio area—perfect for outdoor dining and enjoying the summer months.

Early viewing is highly recommended to fully appreciate the quality, space, and exceptional finish of this outstanding home.

- Immaculately presented, fully renovated five-bedroom semi-detached Victorian villa
- Located in one of Perth's most sought-after residential areas
- Beautiful blend of period charm and modern finishes
- Spacious and versatile accommodation ideal for family living
- Stylish, fully fitted kitchen/diner with integrated appliances
- Open views towards the River Tay
- Great transport links
- Early viewing highly recommended to fully appreciate the quality and space on offer





All measurements are approximate and for display purposes only

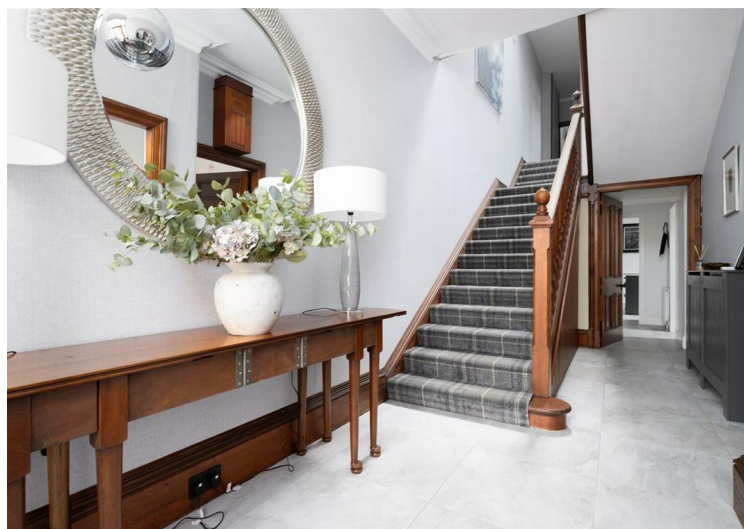
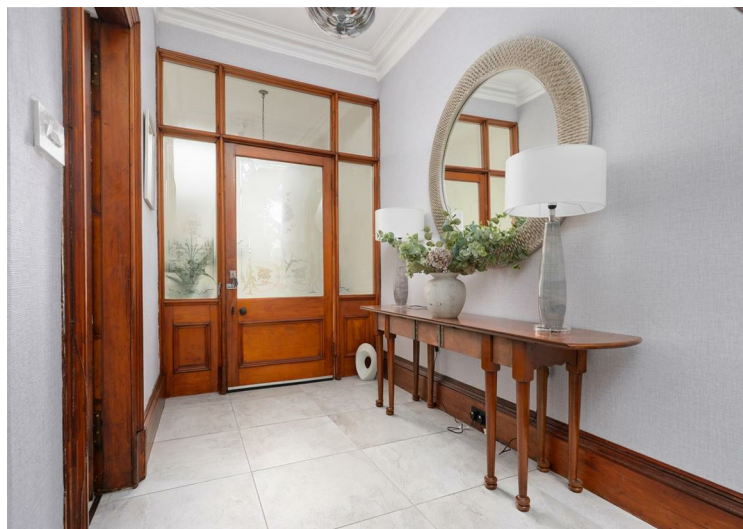


Energy Efficiency Rating

Rating	Current (Scotland)	Directive (EU Directive 2010/31/EU)
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	64

Environmental Impact (CO₂) Rating

Rating	Current (Scotland)	Directive (EU Directive 2010/31/EU)
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	72	62



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