Premier Properties
Perth

25 Kirkton Road, Perth, PH2 0AF

Offers Over £360,000

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This outstanding home offers the prefect blend of modern luxury living across two levels. Upon entering the property, you are welcomed by a bright entrance hall, leading to the generously sized lounge, creating the perfect retreat for relaxation or hosting family gatherings. Following through the home you are met with the gorgeous, open plan kitchen/dining, flooded with natural light, ample storage and worktop space, ensuring cooking to be at ease, there is also direct access out to the private rear garden via the kitchen. There is a W.C and utility area, providing comfort and convenience, completing the ground level.

Upstairs, the property boasts four well-appointed bedrooms, one further benefitting from en suite facilities, great for larger families or those seeking extra space within their home. There is a large family bathroom, ensuring daily tasks are at ease, which completes the home.

Externally, there is a mono blocked driveway to the front, providing off street parking for several cars, a garage which creates the perfect space for storing larger items securely. The rear garden is mostly paved, providing a generous patio area for outdoor seating and entertaining during the summer months, there is a more sheltered decking area providing privacy.

Hot tub can be purchased, through separate negotiation.

Kirkton Road is set in the popular Charlotte Gate development just off the main Glasgow Road on the outskirts of Perth. This property benefits from a variety of amenities such as nearby shops, restaurants including the popular Cherry Bank Inn, primary schools, secondary schools and is only a five-minute drive to the City Centre of Perth. This property is ideally placed for access to the Broxden Roundabout for quick links to larger Cities such as, Edinburgh, Glasgow and Dundee ideal for the commuter.

Viewing is highly recommended to see what this property has to offer.

- Detached Villa
- 4 Double bedrooms
- En suite
- 2 Bathrooms
- Off street parking
- Private rear garden
- Gas central heating
- Close to all local amenities
- Easy transport links
- Viewing highly recommended

Ground Floor

1st Floor

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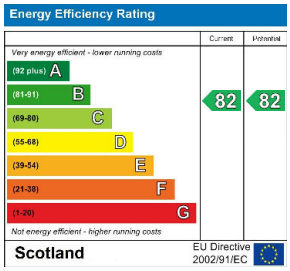
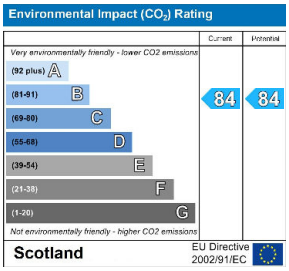
Total: 1312 sq. Ft, 122 m2
Ground Floor: 557 sq. Ft, 52 M2, 1st Floor: 755 sq. Ft, 70 m2
Excluded Areas: Garage: 155 sq. Ft, 14 M2, Utility: 33 sq. Ft, 3 M2, Porch: 37 sq. Ft, 3 M2,
Walls: 135 sq. Ft, 12 m2

All Measurements Are Approximate And For Display Purposes Only





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