



16 Primrose Crescent, Perth  
Perthshire PH1 2QE  
Offers over £168,950

This well-presented mid-terraced home is located within the popular Primrose Crescent area of Perth and offers comfortable, modern living ideal for a range of buyers.

The property is presented in excellent condition throughout and features a bright and welcoming lounge, providing a relaxing space for everyday living. To the rear, there is a stylish open-plan kitchen and dining area, perfect for both family life and entertaining, with a layout that maximises light and functionality.

Accommodation is spread over two levels and includes three well-proportioned bedrooms, offering flexibility for families, guests, or home working. The home is completed by a contemporary and stylish shower room.

Further benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency. Externally, the property boasts a fully enclosed private rear garden, ideal for outdoor enjoyment, while a private driveway to the front provides convenient off-street parking.

A fantastic opportunity to purchase a move-in-ready home in a sought-after residential location.

## Lounge

15'4" x 12'1" (4.69 x 3.70)

## Open-plan Kitchen with Dining Room

9'3" x 16'6" (2.82 x 5.05)

## Bedroom One

14'7" x 8'10" (4.46 x 2.71)

## Bedroom Two

9'6" x 12'8" (2.90 x 3.88)

## Bedroom Three

6'7" x 12'9" (2.03 x 3.90)

## Shower Room

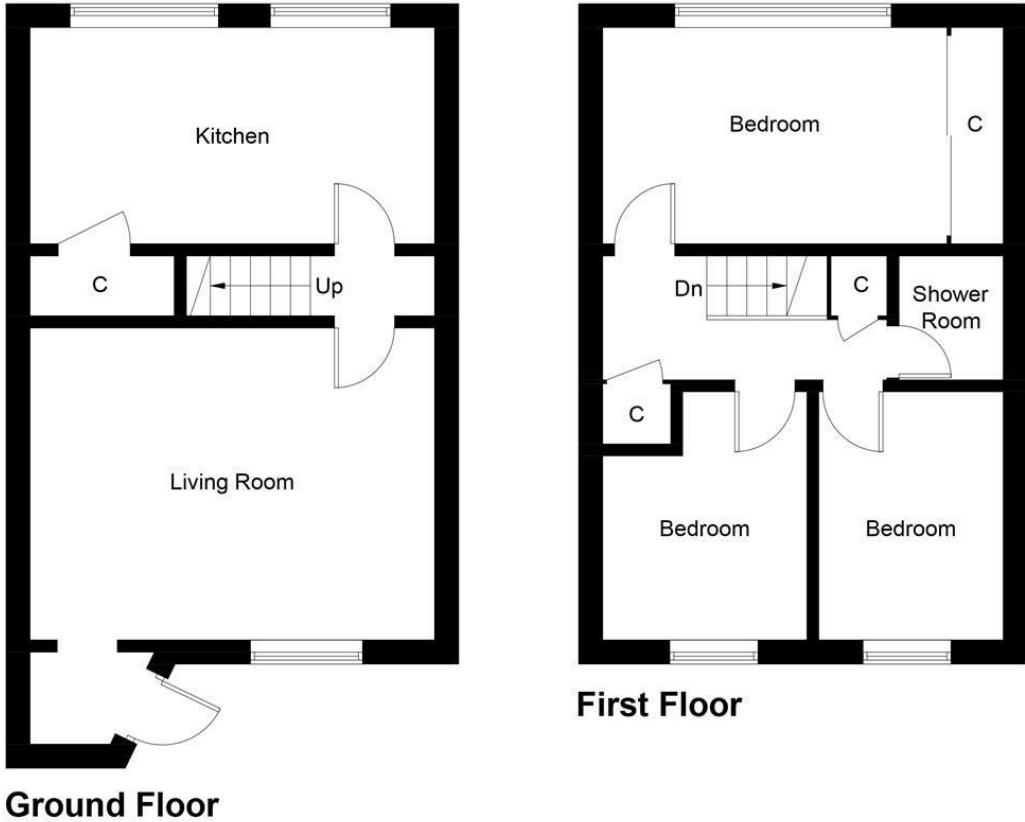
4'8" x 6'3" (1.44 x 1.92)





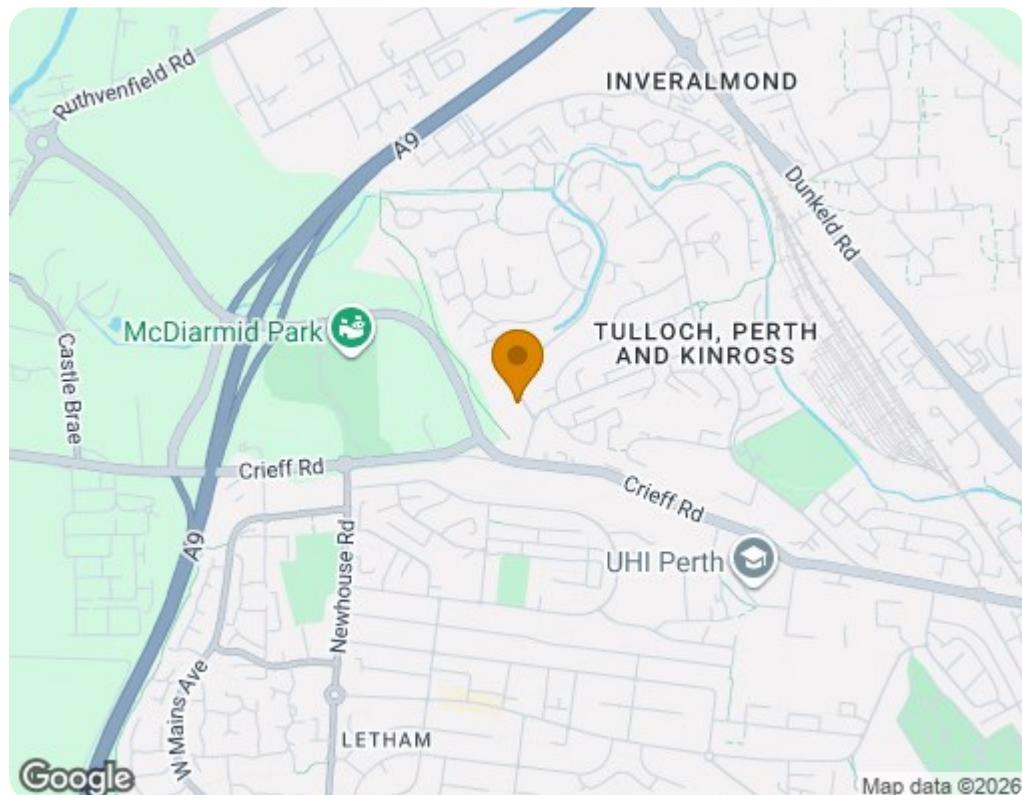
- Well-presented mid-terraced house
- Three well-proportioned bedrooms
- Fully enclosed private rear garden
- Contact our mortgage team to discuss your options!
- Bright and welcoming lounge
- Stylish contemporary shower room
- Private driveway to the front providing off-street parking
- Modern open-plan kitchen and dining area
- Gas central heating and double glazing throughout
- Move-in-ready home suitable for a range of buyers





**Ground Floor**

Illustration for identification purposes only, measurements are approximate,  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		82
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	