

Simple Approach



**197 Primrose Crescent, Perth  
PH1 2QL**

**Offers over £153,995**



This three-bedroom mid-terraced house on Primrose Crescent, Perth, offers a comfortable and practical living space in a well-connected location. The property offers spacious accommodation set across two floors and features a spacious lounge, a modern kitchen with ample space for dining, and a fresh white bathroom with shower over bath facility. The three bedrooms—two doubles and one single—provide ample accommodation for families or professionals. Additional benefits include gas central heating, double glazing, and an enclosed rear garden. With easy access to local amenities, schools, and transport links, this home is ideal for first-time buyers, families, or investors. Viewing is essential to appreciate all that is on offer here at Primrose Crescent, Perth.

### **Lounge**

12'5" x 15'2" (3.79 x 4.63 )

### **Kitchen/Diner**

18'8" x 10'2" (5.71 x 3.12 )

### **Bedroom One**

9'5" x 12'9" (2.88 x 3.91 )

### **Bedroom Two**

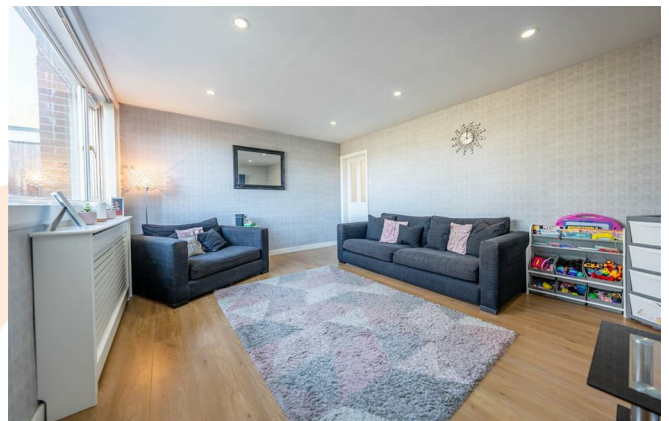
11'11" x 8'11" (3.64 x 2.73 )

### **Bedroom Three**

6'11" x 8'10" (2.12 x 2.70 )

### **Bathroom**

5'3" x 6'4" (1.61 x 1.94)

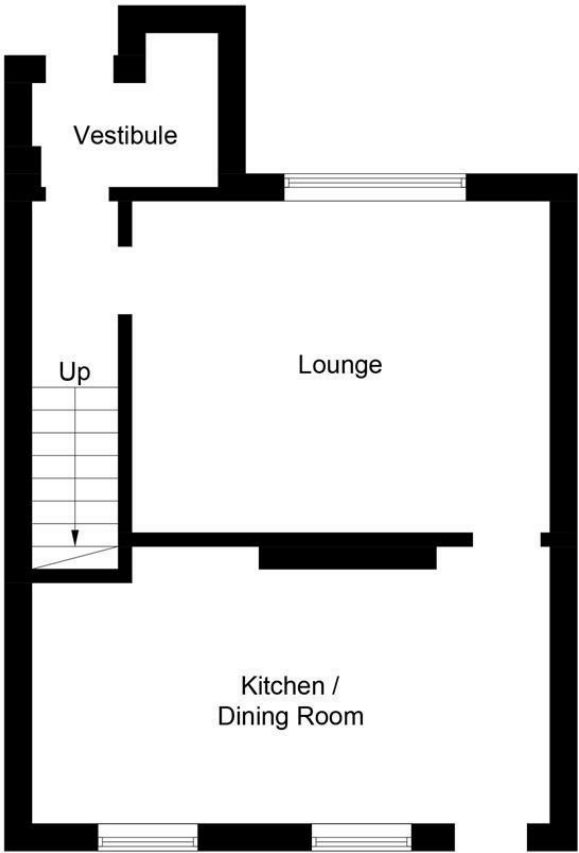




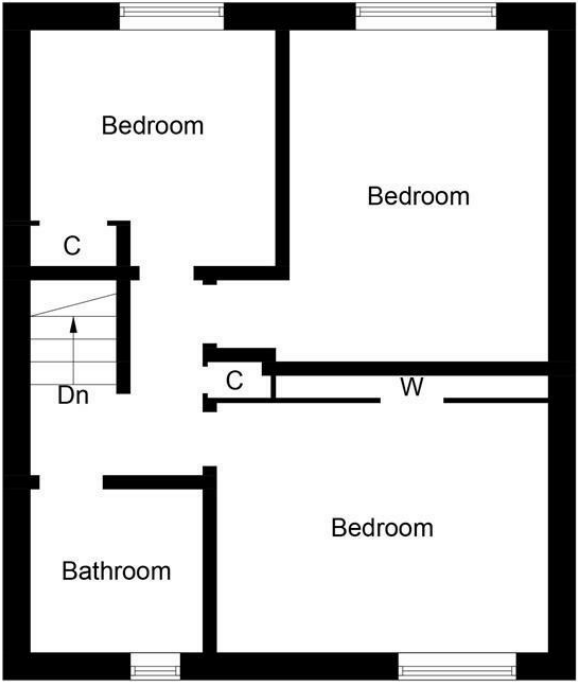
- Mid Terraced House
- Bright & Spacious Lounge
- Private Rear Garden
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Modern Kitchen / Dining Area
- Highly Sought After Location





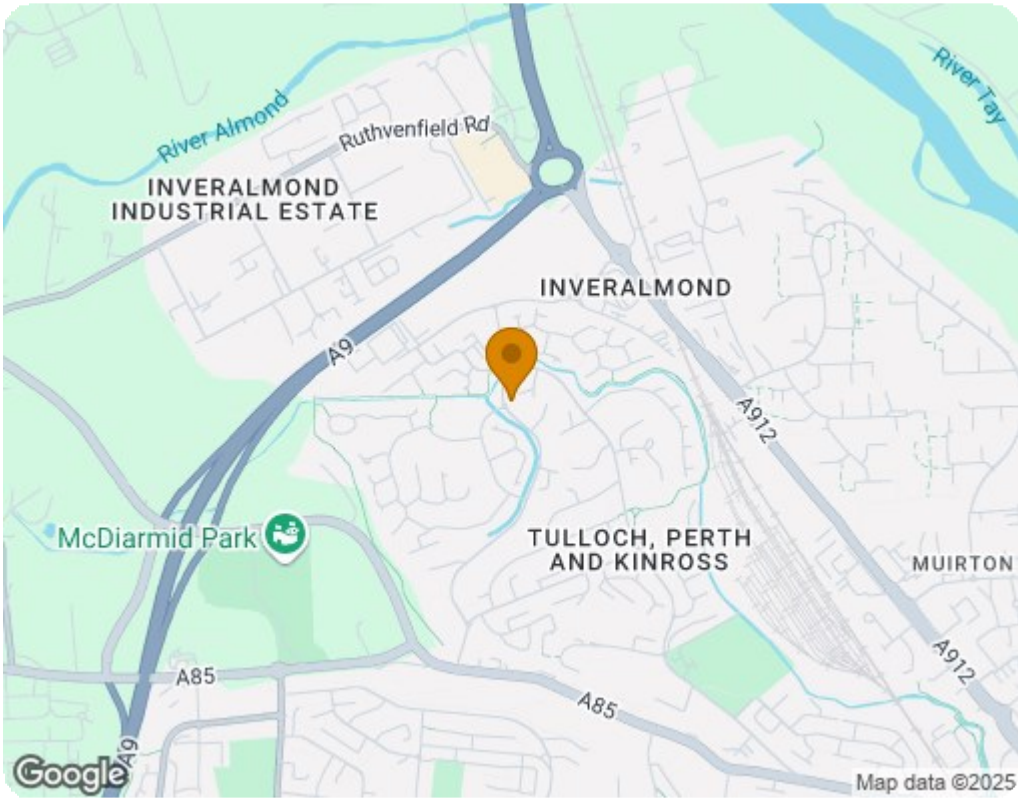


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185792)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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		89
(81-91) B		
(69-80) C	71	
(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		