



**8 Oakdene Crescent, Perth  
PH2 6PG**  
**Offers over £247,950**

# 8 Oakdene Crescent, Perth, PH2 6PG

Found in the desirable Oakdene Crescent in Scone, this beautiful property presents an excellent opportunity for those seeking a comfortable and inviting home. Boasting two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for a move in condition home.

Upon entering, you will find a spacious lounge that offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests, through to a fully fitted, modern kitchen with ample room for freestanding white goods. The property further benefits from a modern bathroom and two double bedrooms on the upper floor.

The home is in move-in condition and boasts gas central heating, double glazing, private driveway and a sizable fully enclosed rear garden.

In summary, this property on Oakdene Crescent offers a perfect blend of comfort, convenience, and location. With its sizable accommodation and desirable features, it is a wonderful opportunity for anyone looking to establish themselves in a lovely part of Perth. Do not miss the chance to make this delightful house your new home.

## Lounge

20'1" x 14'3" (6.13 x 4.35)

## Kitchen

12'6" x 10'7" (3.82 x 3.23)

## Bathroom

5'11" x 8'1" (1.81 x 2.47)

## Bedroom One

12'7" x 12'11" (3.85 x 3.96)

## Bedroom Two

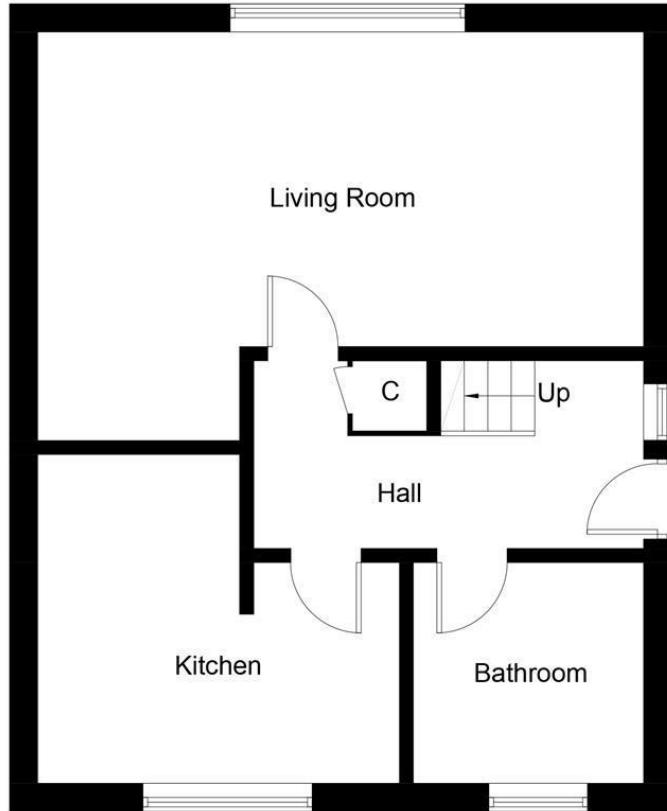
10'1" x 11'0" (3.09 x 3.37)



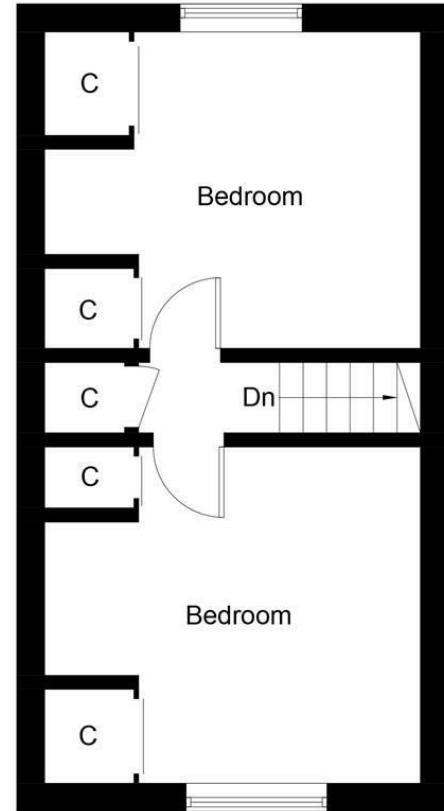


- Two Bedroom, Detached House
- Private Driveway, Garage And Rear Garden
- Gas Central Heating And Double Glazing
- Move-In Condition Throughout
- Sizable Accommodation
- Highly Sought After Location
- Close To All Local Amenities



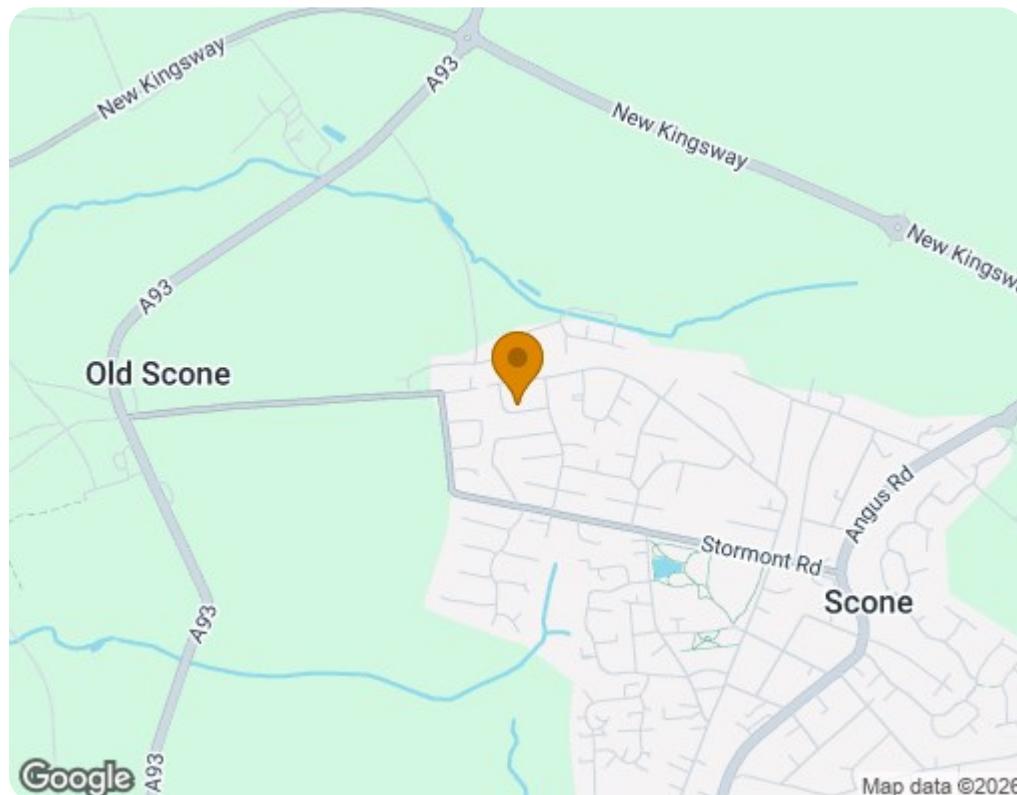


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1222150)



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