



**35 Abbotsford Crescent, Perth  
PH1 1SP**

**Offers over £289,950**

This beautifully presented detached house is located on the ever-popular Abbotsford Crescent in Perth and offers stylish, well-proportioned accommodation ideally suited to modern family living.

The property is presented in true walk-in condition throughout. At its heart is a bright and spacious lounge, enhanced by an attractive feature media wall, creating a welcoming and contemporary living space. The modern fitted kitchen offers ample storage and worktop space, along with plenty of room for dining, making it ideal for both everyday living and entertaining. A separate utility room adds further practicality and convenience.

Accommodation comprises three generous bedrooms, all offering excellent space and flexibility, while the home is completed by a very stylish and chic family bathroom, finished to a high standard.

Further benefits include gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year. Externally, the property sits on a generous plot with well-maintained garden grounds to the front and rear, providing excellent outdoor space. A large private driveway offers off-street parking for multiple vehicles and leads to a garage, ideal for additional storage or secure parking.

This is a fantastic opportunity to acquire a high-quality detached home in a sought-after residential location, close to local amenities, schooling and transport links.

## Garage

8'3" x 16'4" (2.52 x 4.99)

## Lounge

11'6" x 13'1" (3.52 x 3.99)

## Kitchen / Dining Room

9'5" x 18'6" (2.88 x 5.66)

## Utility Room

10'3" x 6'3" (3.13 x 1.92)

## Bedroom One

9'3" x 13'7" (2.83 x 4.15)

## Bedroom Two

8'9" x 11'2" (2.67 x 3.42)

## Bedroom Three

8'9" x 9'6" (2.67 x 2.90)

## Bathroom

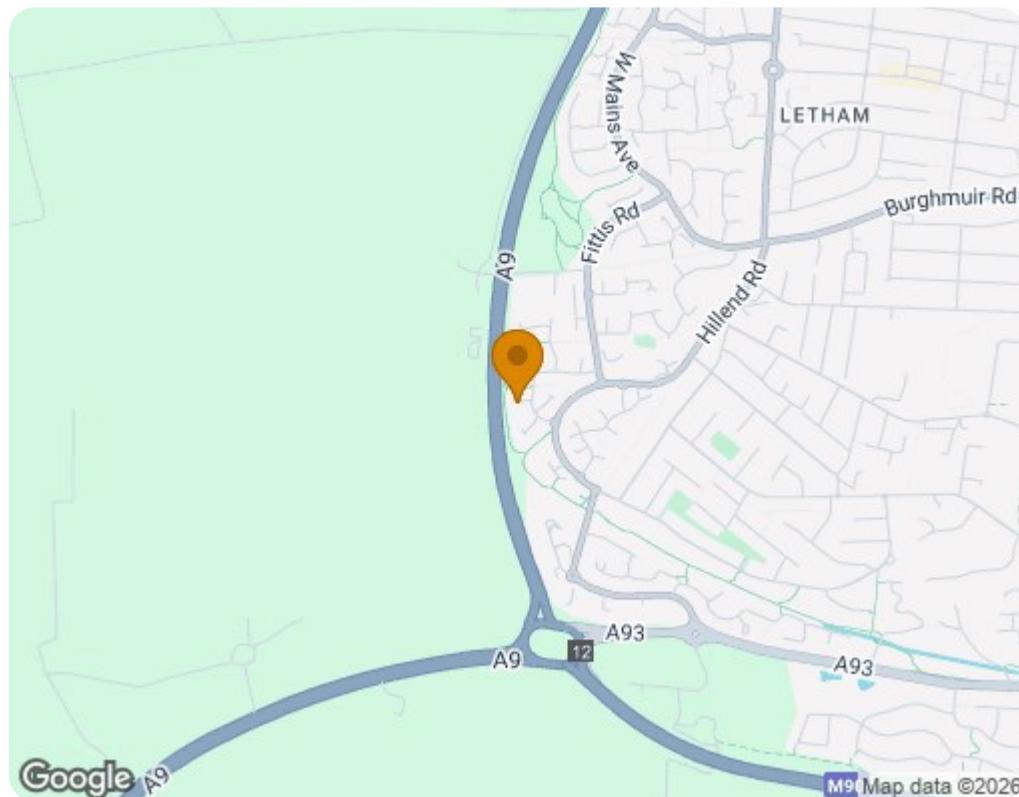
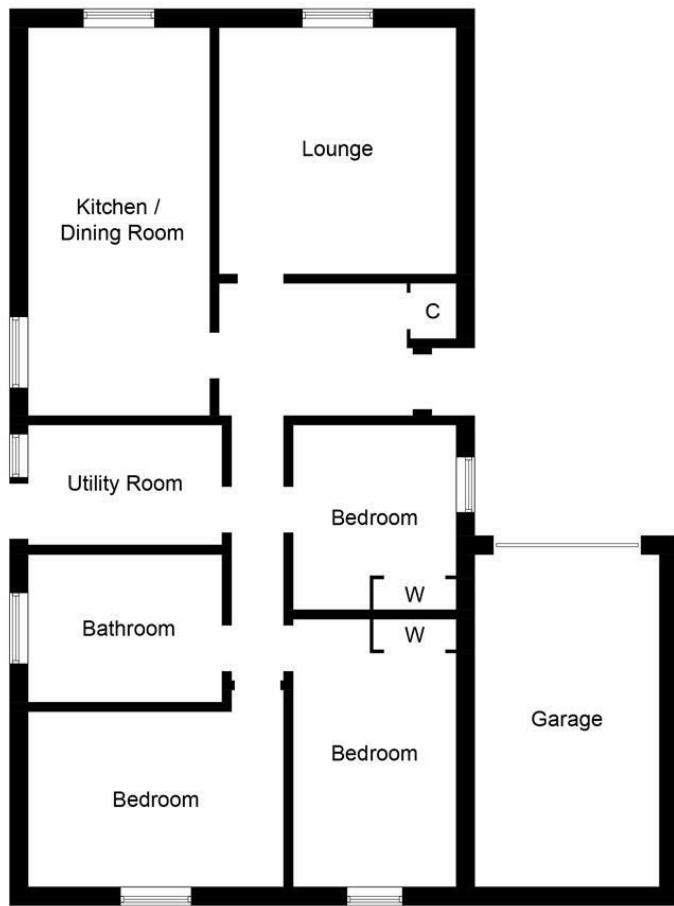
9'8" x 7'9" (2.96 x 2.37)





- Very well presented detached house with solar panels fitted
- Three generous bedrooms
- Gas central heating and double glazing throughout
- Walk-in condition, ideal for modern family living
- Sought-after Perth location
- Modern fitted kitchen with space for dining
- Large private driveway and garage
- Bright and spacious lounge with attractive feature media wall
- Separate utility room for added convenience
- Set on a generous plot





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(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	74	74
(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	