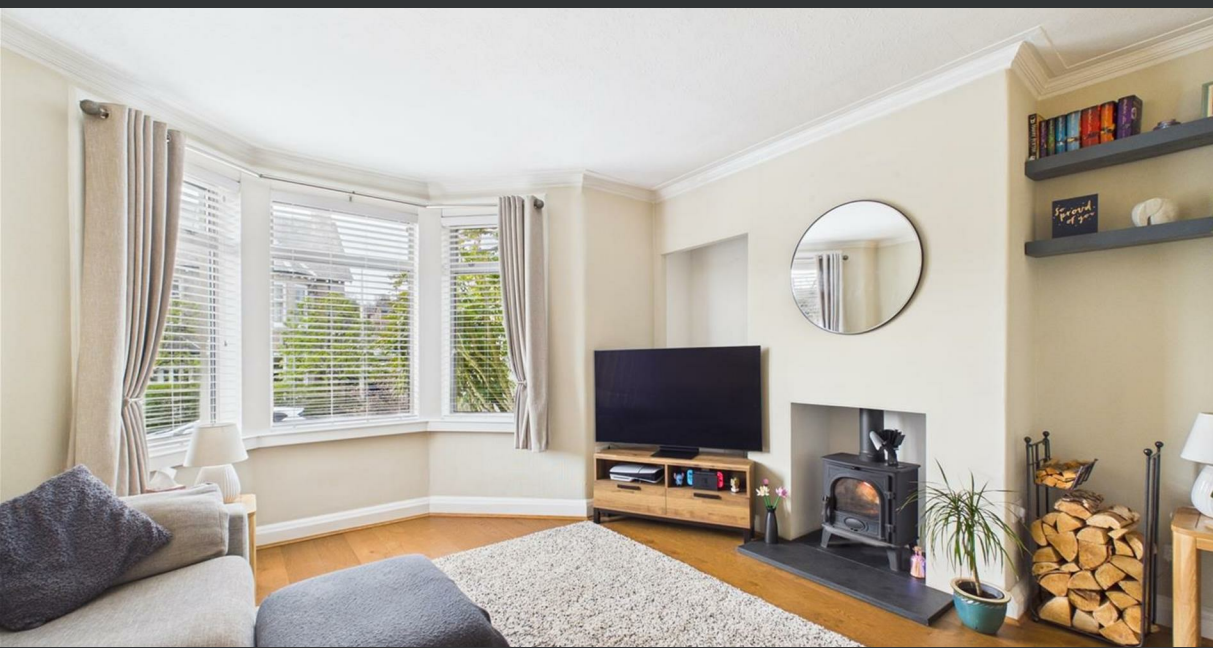




10 Craigie Road, Perth, PH2 0BH  
Offers over £172,500

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# 10 Craigie Road Perth, PH2 0BH

Offers over £172,500

- Generous ground floor flat
- Bay-windowed living room with log burner
- Two well-proportioned bedrooms
- Private rear garden with patio
- Electric central heating and double glazing
- Sought-after Craigie location
- Modern dining kitchen
- Back and front doors
- Front garden area
- Move-in condition

This attractive and well-presented two-bedroom ground floor flat offers comfortable, modern living in a highly sought-after area of Perth.

The property opens into a welcoming hallway, providing access to all rooms. A bright and spacious living room features a charming bay window and a cosy log-burning stove, creating a warm and inviting focal point while allowing natural light to flood the space. The dining kitchen is well-equipped with sleek units and ample workspace, with direct access to the rear garden. There are two generously proportioned bedrooms, both offering flexibility for a range of uses including guest accommodation or a home office. A fresh white bathroom completes the internal accommodation. Externally, the property benefits from a private rear garden, combining a patio seating area with a section of lawn, ideal for outdoor entertaining or relaxing outdoors. To the front, there is a neatly maintained garden enhancing the property's kerb appeal. The property also benefits from access to shared outhouse storage. With its blend of character features, modern finishes, and convenient layout, this home is perfectly suited to first-time buyers, downsizers, or investors. Fridge/freezer and dishwasher may be available by negotiation.



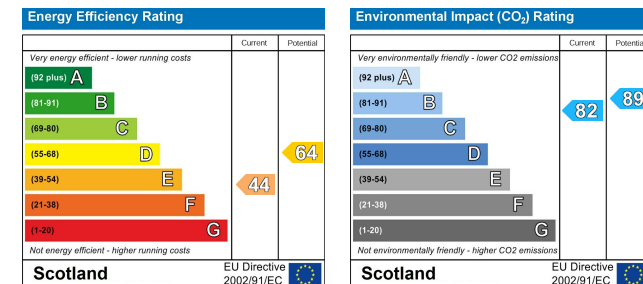
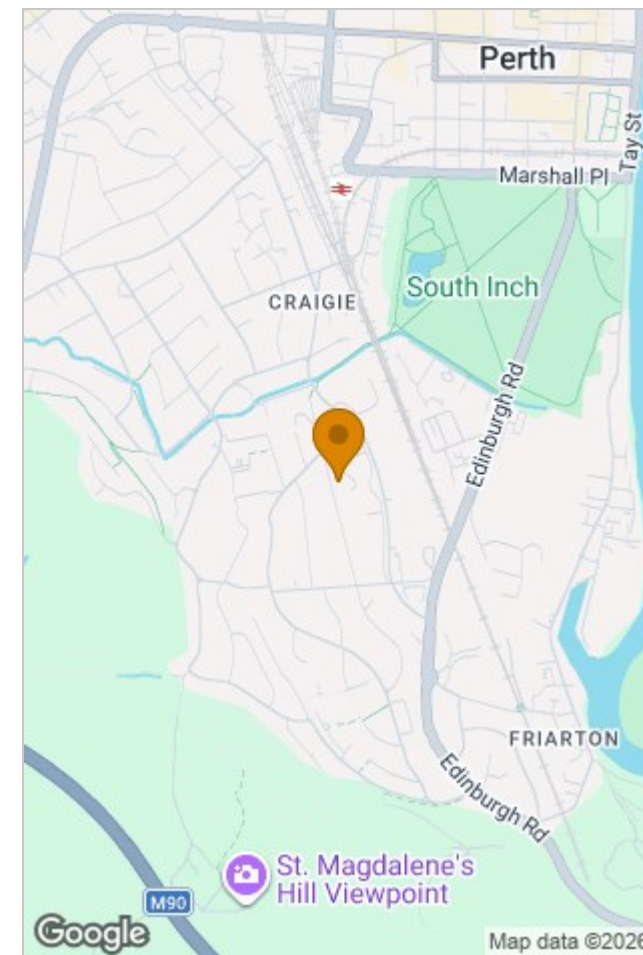
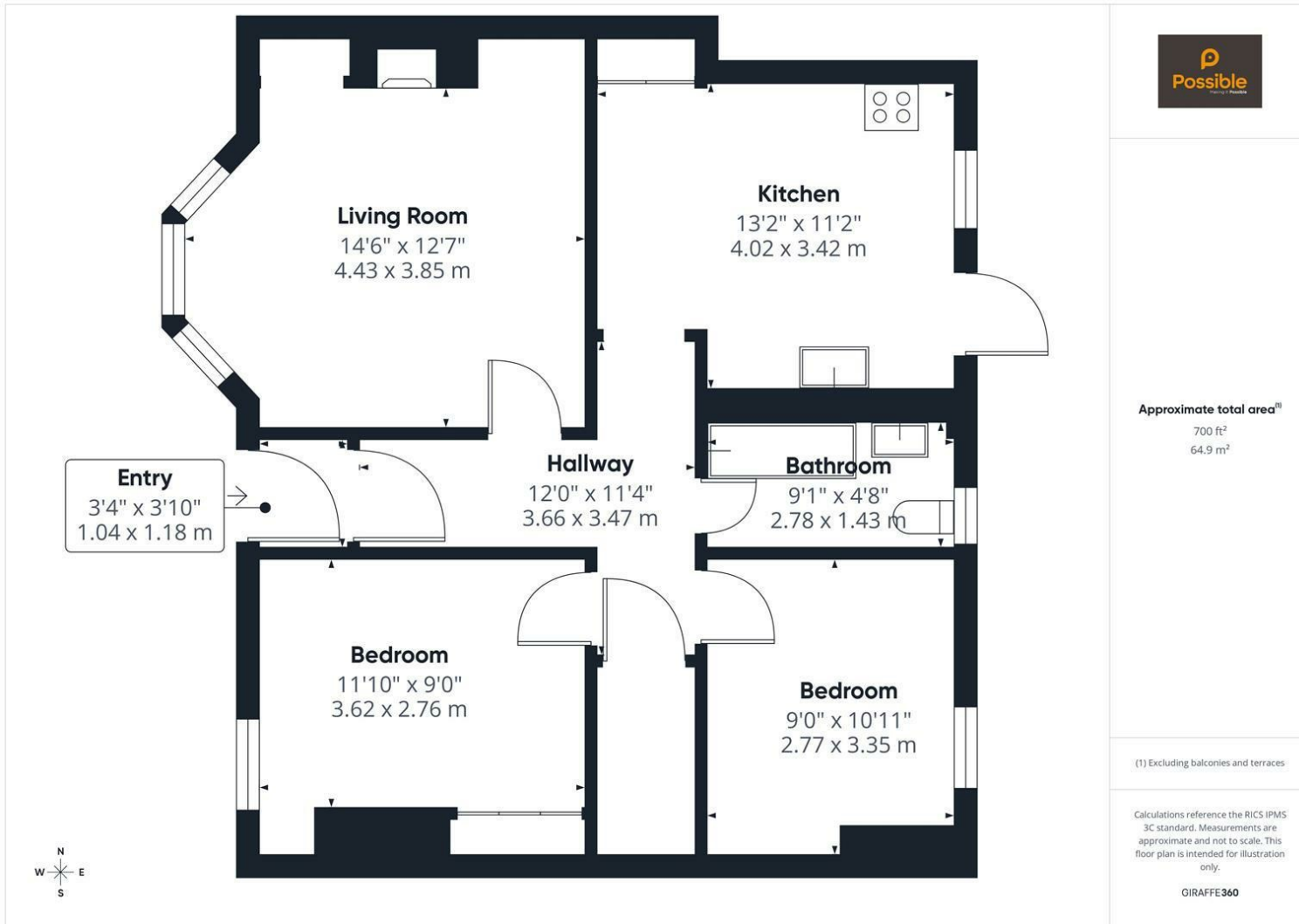


## Location

Craigie is a highly desirable residential area within Perth, known for its quiet streets and convenient access to the city centre. The area offers a range of local amenities including shops, schools, and parks, all within easy reach. Perth city centre is just a short distance away, providing a wider selection of retail, dining, and leisure facilities, along with excellent transport links including rail and road connections to Dundee, Edinburgh, and Glasgow. Craigie is also well placed for access to scenic countryside and outdoor pursuits, making it an ideal location for those seeking a balance of city convenience and relaxed living.







## Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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