



48 Wallace Crescent, Perth, PH1 2RF
Offers over £148,500





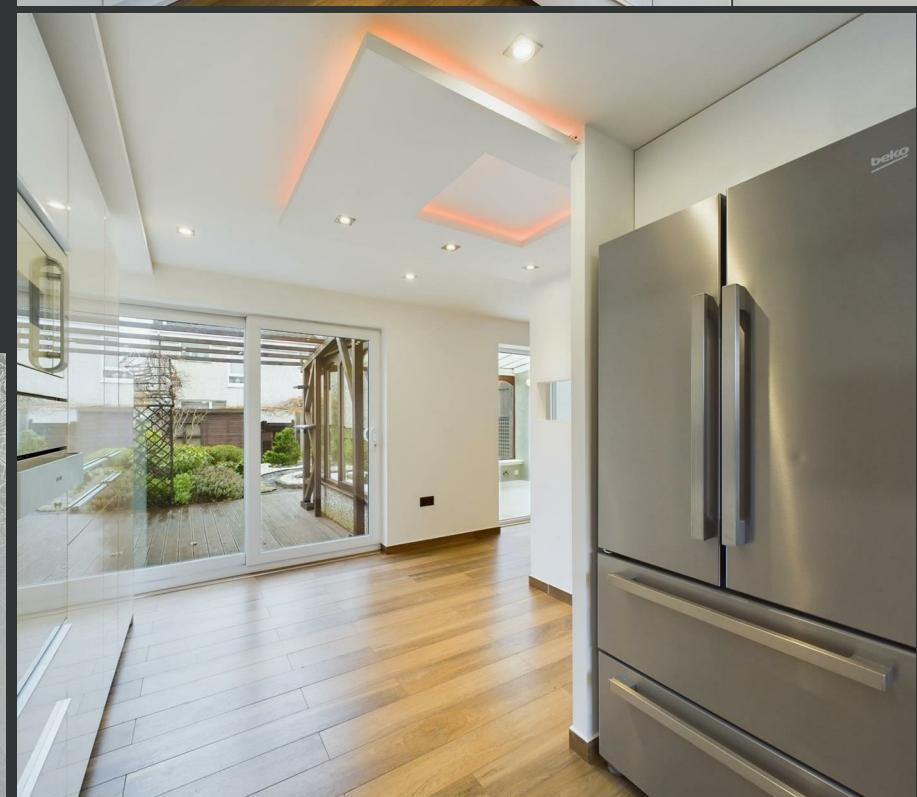
48 Wallace Crescent Perth, PH1 2RF

Offers over £148,500

- Semi-detached house
- Excellent condition
- Modern bathroom & WC
- Generous garden
- Gas central heating
- Two bedrooms & office
- Stylish dining kitchen
- Bright conservatory
- Good storage space
- Double glazing

CLOSING DATE SET FOR TUESDAY 14TH JANUARY AT 12.00 Located on Wallace Crescent in Perth, this eye-catching semi-detached house presents an excellent opportunity for those seeking a stylish and modern home. The property boasts two well-proportioned bedrooms with an additional box room/office, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will be greeted by a welcoming living room that is tastefully styled and opens into a bright dining kitchen, providing a perfect setting for relaxation or entertaining guests. The modern bathroom and WC have been thoughtfully designed, ensuring both functionality and comfort. The property is presented in excellent condition, having been carefully modernised to meet contemporary standards. With gas central heating and double glazing throughout, you can enjoy a warm and energy-efficient environment all year round. Additionally, the property offers plenty of storage space, making it easy to keep your living areas tidy and organised. This delightful home is not only a pleasure to live in but also conveniently located, providing easy access to local amenities and transport links.



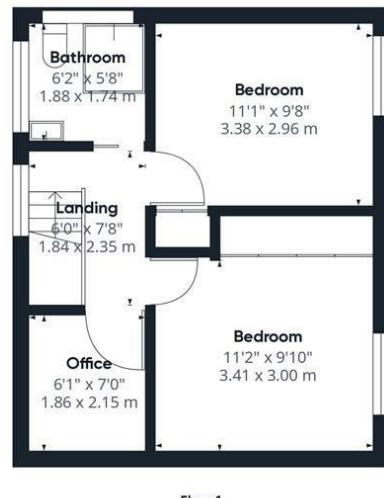


Location

The property is located within the popular Tulloch area of Perth. Within walking distance there are a number of amenities including a regular bus service, playparks, local supermarket and the newly completed Tulloch Primary School. Road links give easy access to the city centre, Crieff Road, dual-carriageway and SSE Headquarters at Inveralmond.







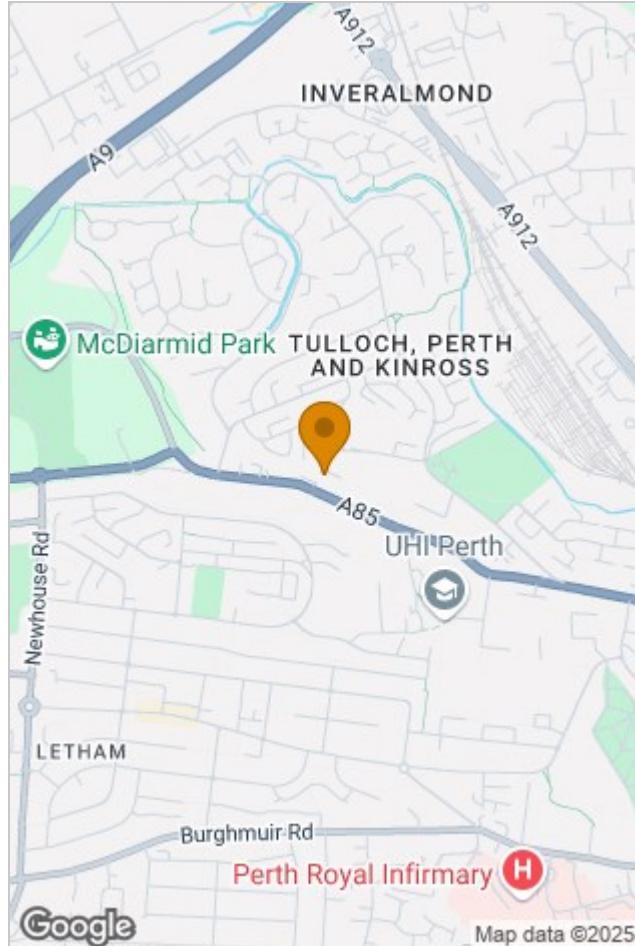
Approximate total area⁽¹⁾
819.24 ft²
76.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
Scotland EU Directive 2002/91/EC		

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.