



44 Primrose Crescent, Perth, PH1 2QE
£145,000





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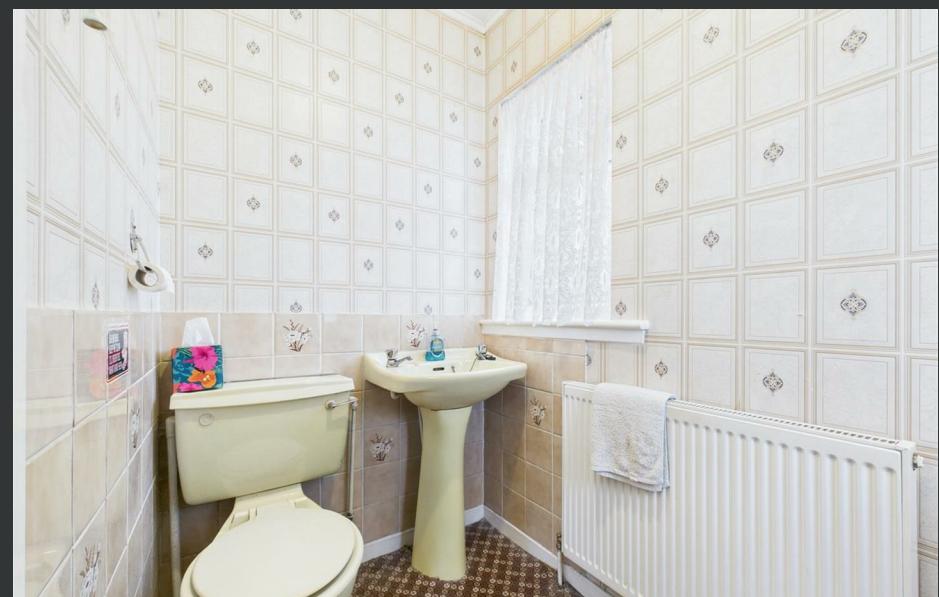
£145,000

- End-terrace three-bedroom villa
- Spacious kitchen with breakfast bar
- Three well-proportioned bedrooms
- Built in storage in all bedrooms
- Private front garden
- Generous living room with feature fireplace
- Downstairs WC for convenience
- Family bathroom with three-piece suite
- Enclosed rear garden with storage outbuilding
- Excellent potential for modernisation

44 Primrose Crescent presents an excellent opportunity to acquire a spacious three-bedroom end-terrace villa, offering generous proportions and great potential for modernisation. Situated in a popular residential location, this home is well-suited to first-time buyers, families, or investors looking for a project.

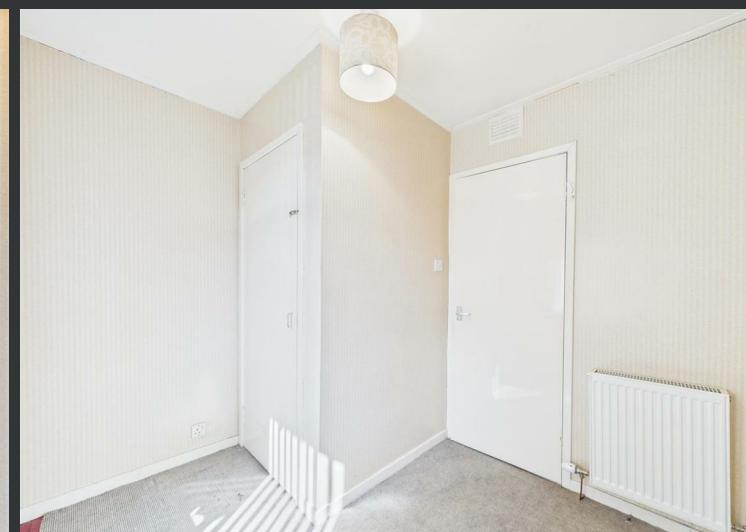
On the ground floor, the bright entrance hall leads into a large living room with feature fireplace and a large front-facing window, filling the space with natural light. The kitchen is well-sized and currently incorporates a breakfast bar, providing a practical space with scope for upgrading to suit contemporary tastes. A ground-floor WC completes this level. Upstairs, the property offers three well-proportioned bedrooms, all of which include built-in storage. The family bathroom is fitted with a three-piece suite. While the interior may benefit from some upgrading, the layout provides an excellent framework for creating a modern family home. Externally, the property boasts front and rear gardens, with the rear fully enclosed and offering potential for landscaping, entertaining, or children's play area. A practical outbuilding provides additional storage. With its generous accommodation, desirable location, and scope for improvement, 44 Primrose Crescent is an ideal home for those seeking a project with long-term value.

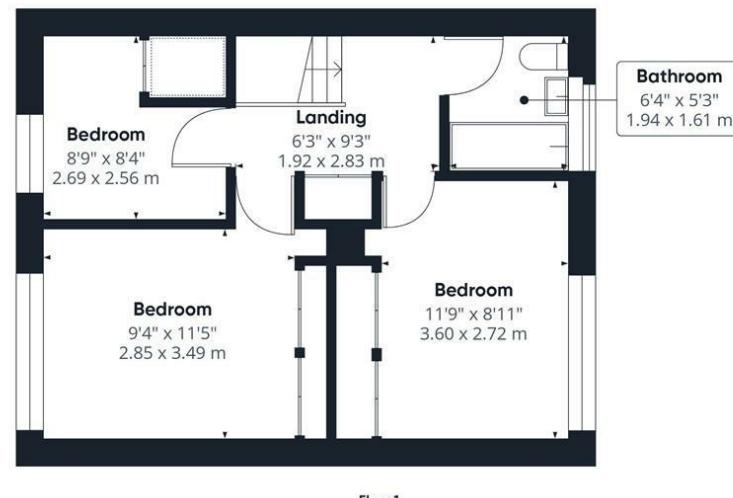




Location

Primrose Crescent is set within a popular residential area of Perth, offering a blend of convenience and community living. The property is ideally placed for easy access to local amenities, including schools, shops, and leisure facilities. Perth city centre, with its excellent range of retail, dining, and cultural attractions, is only a short drive away. Commuters benefit from good transport links, with nearby bus routes and quick access to the A9 and M90, connecting to Edinburgh, Glasgow, and beyond. Surrounded by green spaces, local parks, and walking routes, the area is well-suited to families and professionals alike.





Approximate total area⁽¹⁾

1021 ft²
94.9 m²

Reduced headroom

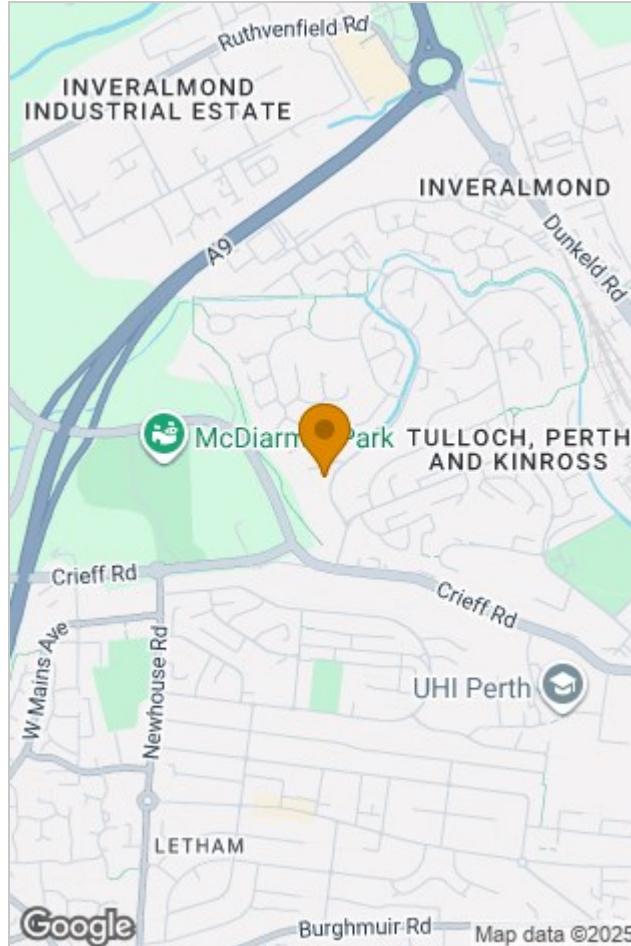
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	71	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 ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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.

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