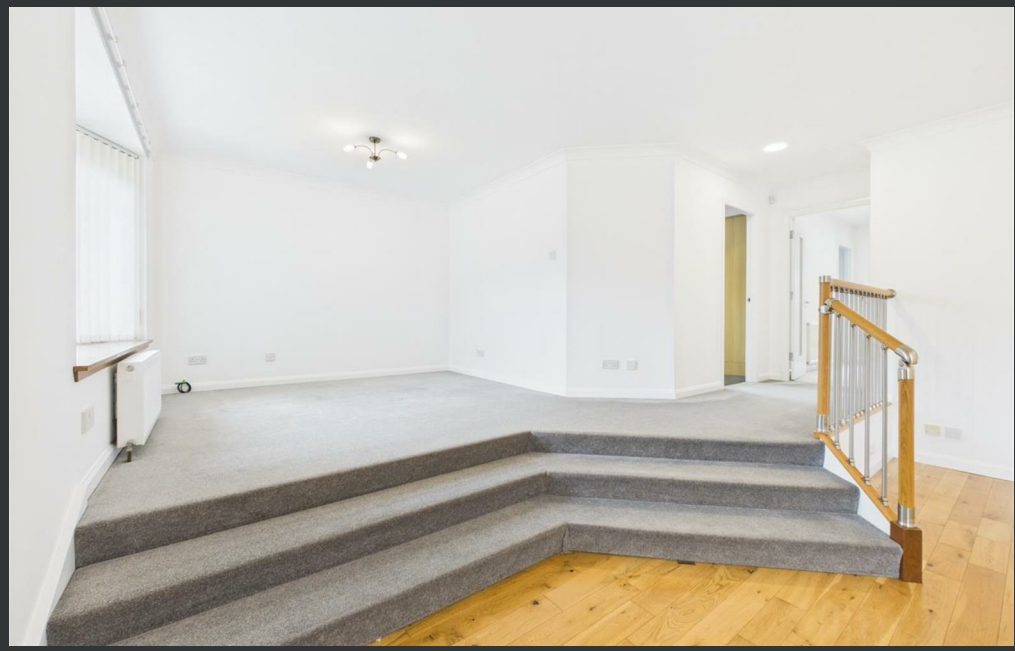


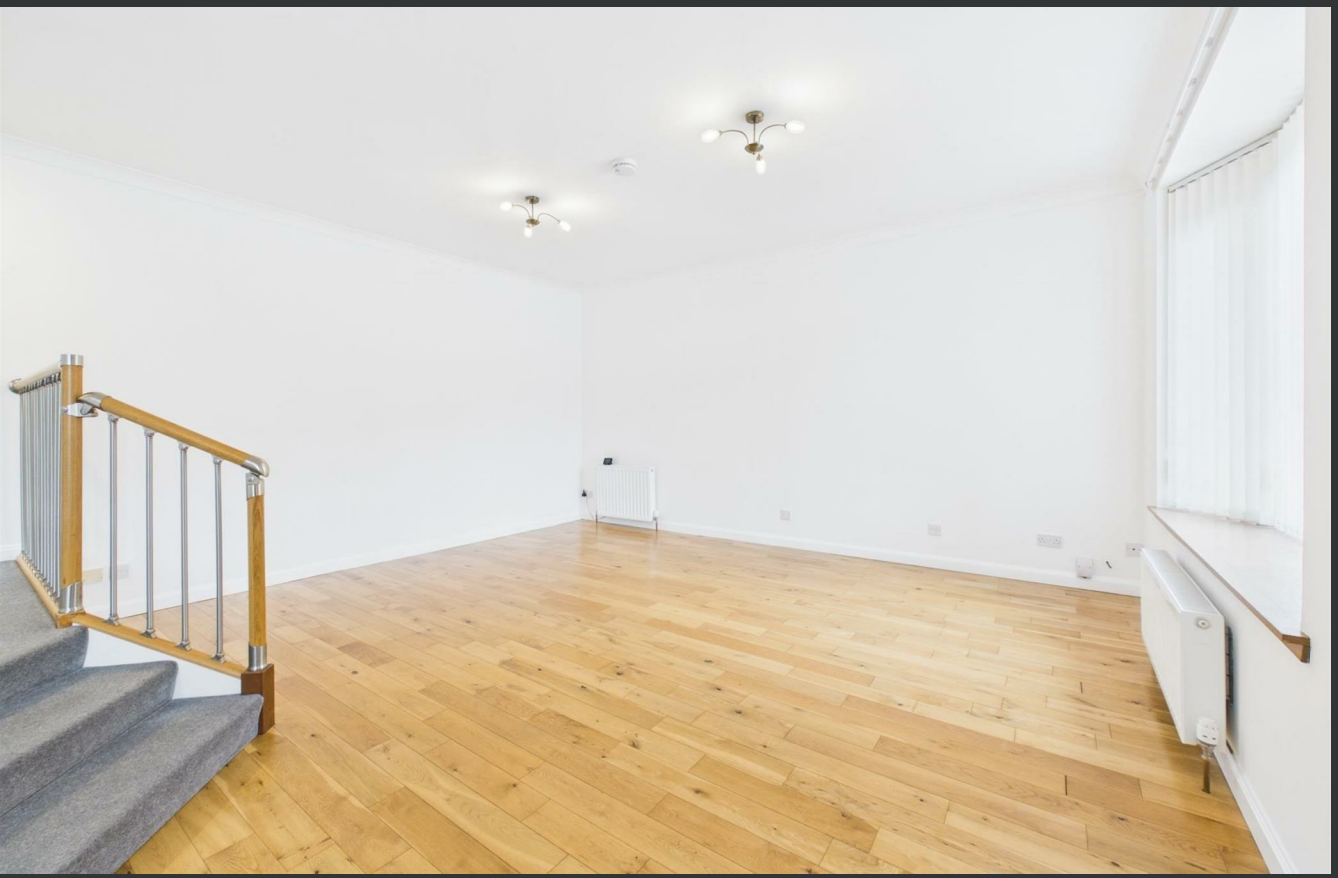
23 Melrose Crescent, Perth, PH1 1SD

Offers over £315,000

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23 Melrose Crescent
Perth, PH1 1SD

Offers over £315,000

- Attractive detached bungalow
- Spacious accommodation
- Generously sized fitted kitchen
- Contemporary walk-in shower room
- Raised decking and paved patio
- Three well-proportioned bedrooms
- Gas central heating
- Main bedroom with en-suite
- Enclosed, landscaped rear garden
- Generous driveway and adjoining garage

Situated within an established residential area of Perth, 23 Melrose Crescent is an attractive three-bedroom detached bungalow offering particularly spacious accommodation, a distinctive split-level living and dining area, generous parking and an adjoining garage.

The property is presented in fresh, neutral tones throughout, creating a bright and welcoming interior with excellent flexibility for a range of buyers. The accommodation features an impressive living and dining area, with attractive timber flooring extending throughout the spacious lower-level living room. Steps lead up to a raised dining area, creating a natural separation between the two spaces while maintaining an open and sociable layout. This versatile arrangement provides excellent room for both everyday living and entertaining. A separate, generously sized kitchen offers extensive storage, ample worktop space and a useful external door. There are three well-proportioned bedrooms, including a particularly spacious main bedroom with an en-suite shower room featuring a contemporary walk-in shower. A separate bathroom, complete with modern finishes and a shower over the bath, serves the remaining accommodation. Outside, the property benefits from a generous gravelled driveway leading to the adjoining garage. To the rear, the enclosed garden features a neatly maintained lawn, established planting and a substantial paved patio, alongside an attractive raised timber deck providing additional outdoor seating space. Combining generous proportions, flexible accommodation and appealing outdoor areas, this is a lovely home with plenty to offer.







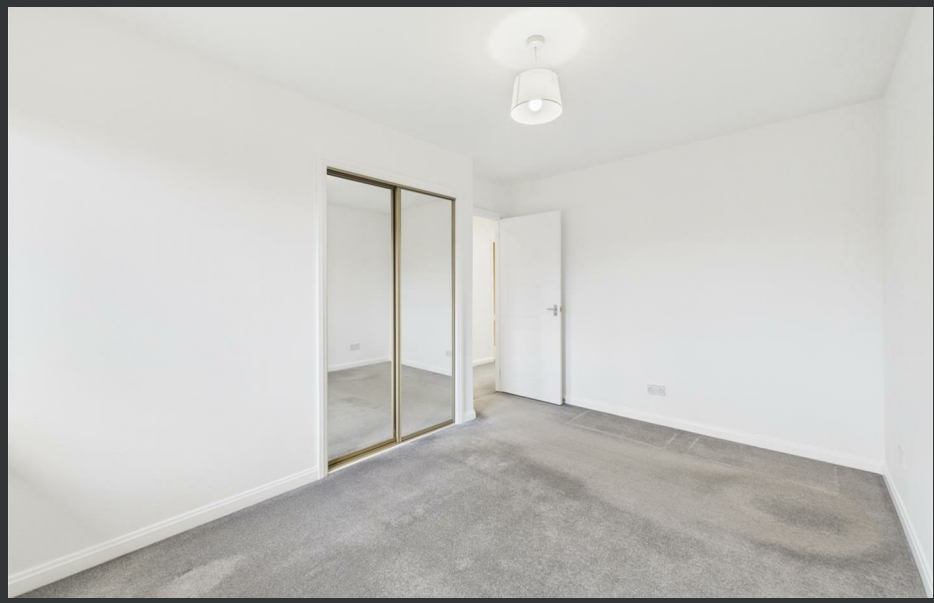




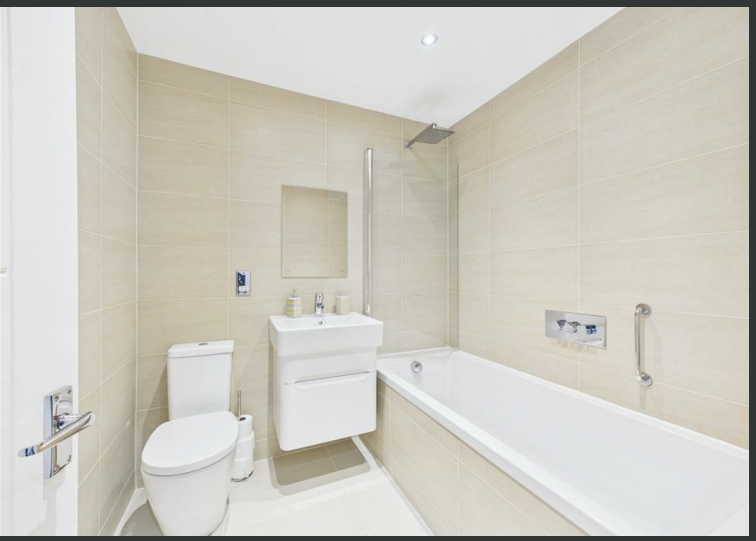


Location

Melrose Crescent is situated within the popular Oakbank area of Perth, enjoying a peaceful residential setting with convenient access to a range of local amenities. Nearby facilities include shops, supermarkets, schools and recreational spaces, while Perth city centre offers a wider selection of independent retailers, restaurants, cafés and leisure attractions. The location is particularly convenient for accessing the Broxden Roundabout, providing excellent road connections via the A9 and M90 towards Dundee, Stirling, Edinburgh and Glasgow. Perth also benefits from regular bus and rail services, attractive parks and riverside walks, with the wider Perthshire countryside offering plenty of opportunities for outdoor recreation.

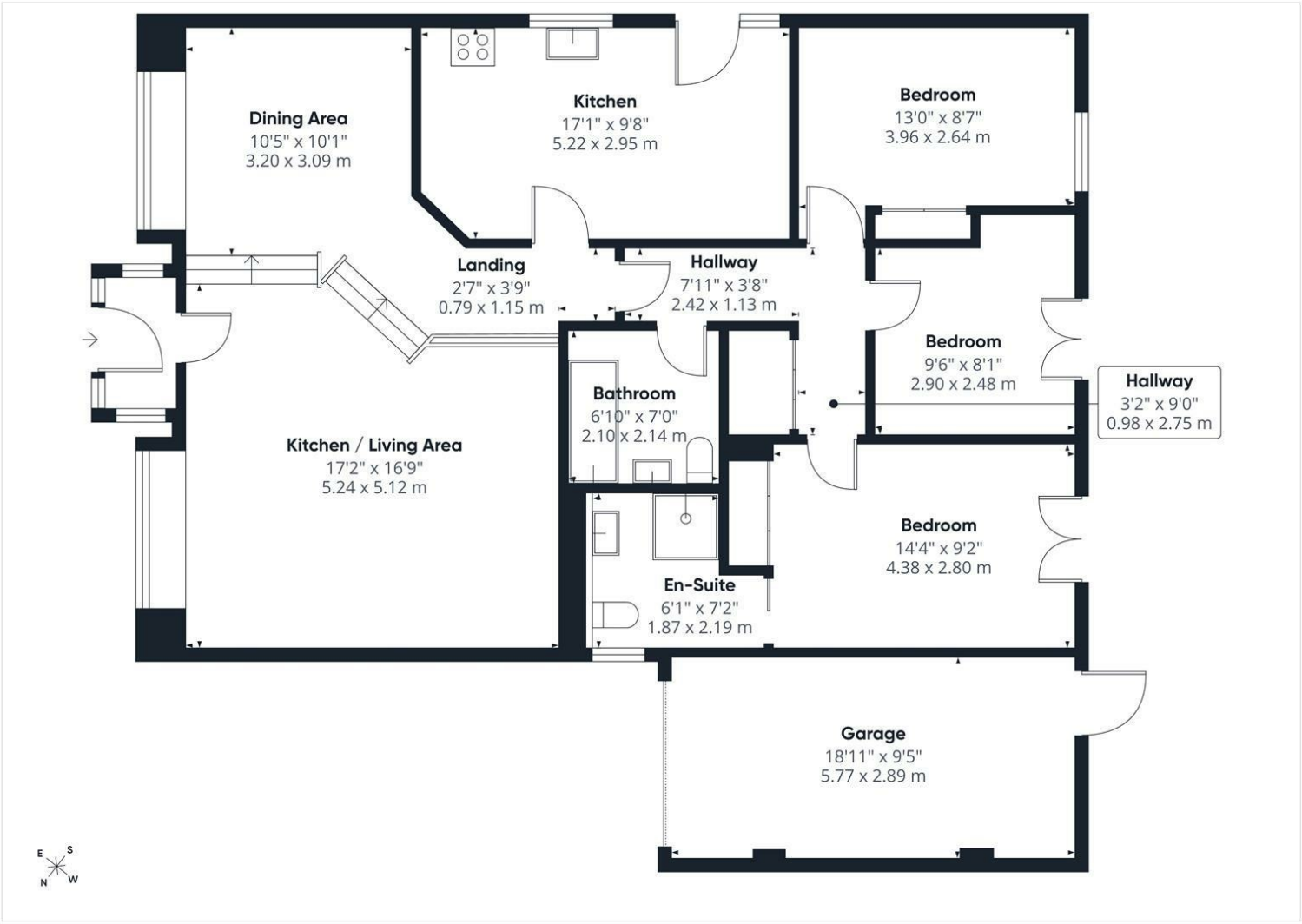


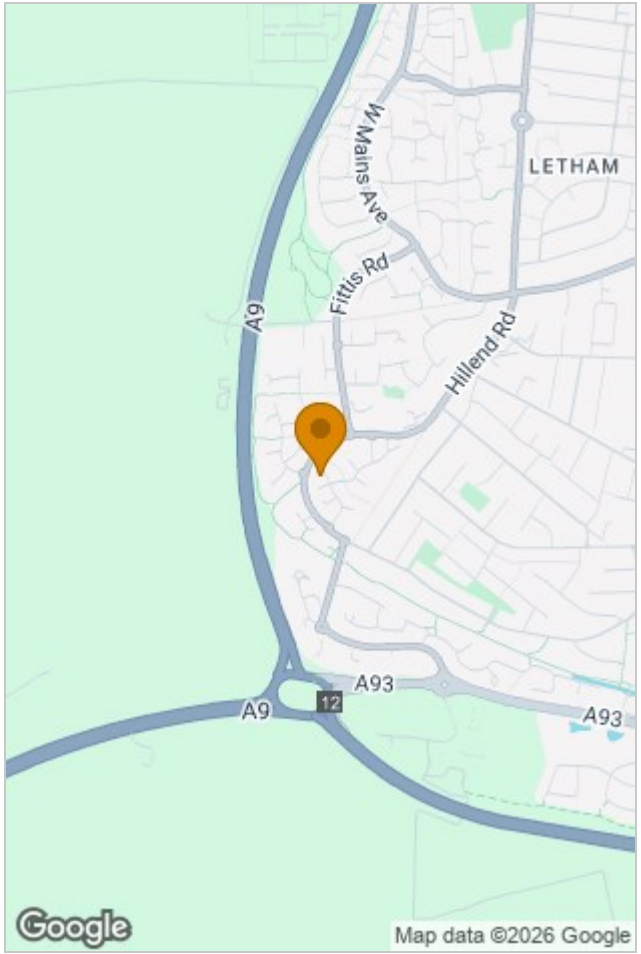


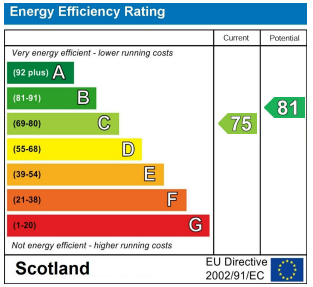



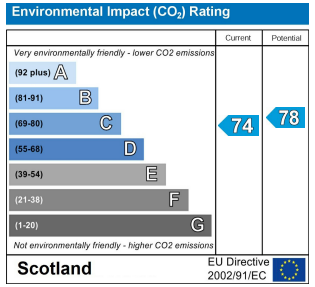










Viewing

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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