



8 Craigie Road, Perth, PH2 0BH
Offers over £159,950

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- Ground floor flat
- Generous living room
- Large rear garden
- Double glazing
- Private back and front doors
- Two double bedrooms
- Breakfasting kitchen
- Gas central heating
- Desirable area
- Easy access to amenities

Welcome to this charming ground floor flat located within the desirable Craigie area of Perth. This delightful home boasts two bedrooms, a generous living room, breakfasting kitchen and a bathroom, offering a cosy and comfortable living space for you to call home. Situated in a sought-after area, this property provides a peaceful and serene environment for you to relax and unwind. The large, privately owned garden is perfect for those with green fingers or for hosting outdoor gatherings with friends and family.

With 719sq ft of living space, the property offers generous room sizes, allowing you to decorate and personalise to your heart's content. The private back and front doors provide convenience and privacy, giving you a true sense of independence. Conveniently located, this property offers easy access to the city centre and various travel links, making commuting a breeze.

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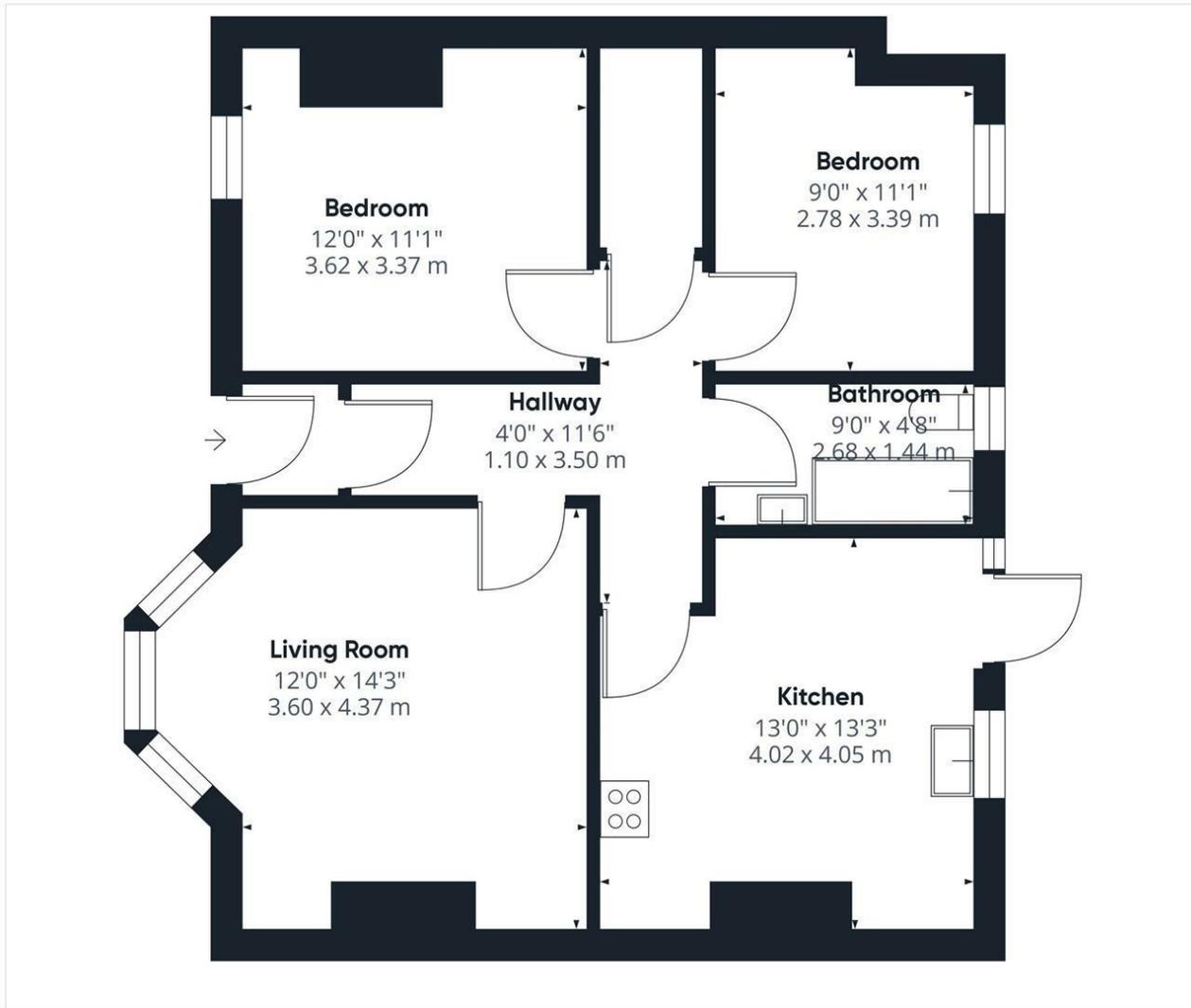


Location

The property is located within the sought-after Craigie area of Perth and in close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can also be gained to the M90 motorway via the nearby Edinburgh Road.





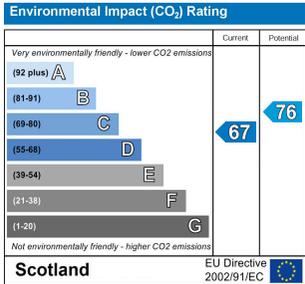
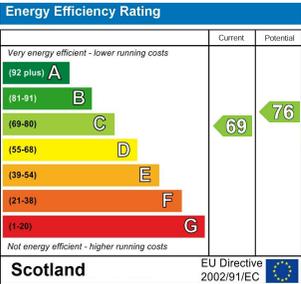
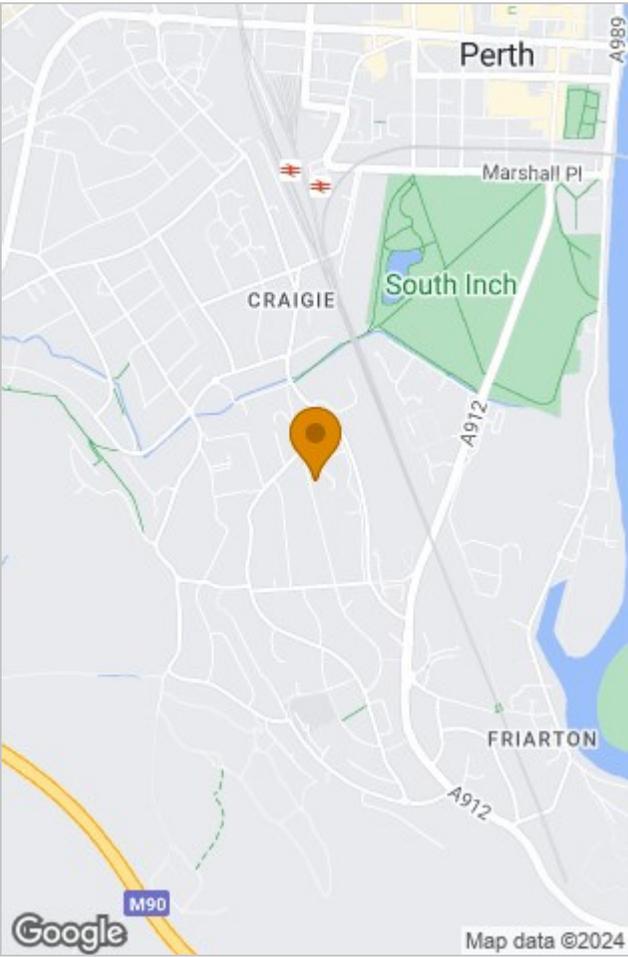


Approximate total area⁽¹⁾
719.35 ft²
66.83 m²

(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.

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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.

