



7 Abbotsford Crescent, Perth, PH1 1SP
Offers over £260,000

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- Detached bungalow
- Large open-plan lounge/kitchen/dining
- Double glazing
- Quiet cul-de-sac
- Off-street parking & garage
- 3 bedrooms 1 en-suite
- Gas central heating
- Modern bathrooms
- Sought-after location
- Easy access to travel links

Welcome to 7 Abbotsford Crescent in Perth - a charming location for this delightful detached bungalow. As you step into this property, you are greeted by a tastefully decorated interior that exudes warmth and comfort. This lovely home boasts three bedrooms all with built-in storage, perfect for a growing family, those looking to downsize/retire or those in need of extra space. The modern bathrooms add a touch of luxury to everyday living, ensuring convenience and style.

Situated in a quiet cul-de-sac, peace and tranquillity are guaranteed, offering a serene retreat from the hustle and bustle of everyday life. The south-facing rear garden is a sun-soaked haven, ideal for relaxing or entertaining guests on lazy summer afternoons. Parking will never be an issue with space for 3/4 vehicles and a garage, providing ample room for your vehicles and storage needs. With its desirable location, modern amenities, and ample parking, this property is sure to tick all the boxes for a comfortable and convenient lifestyle.

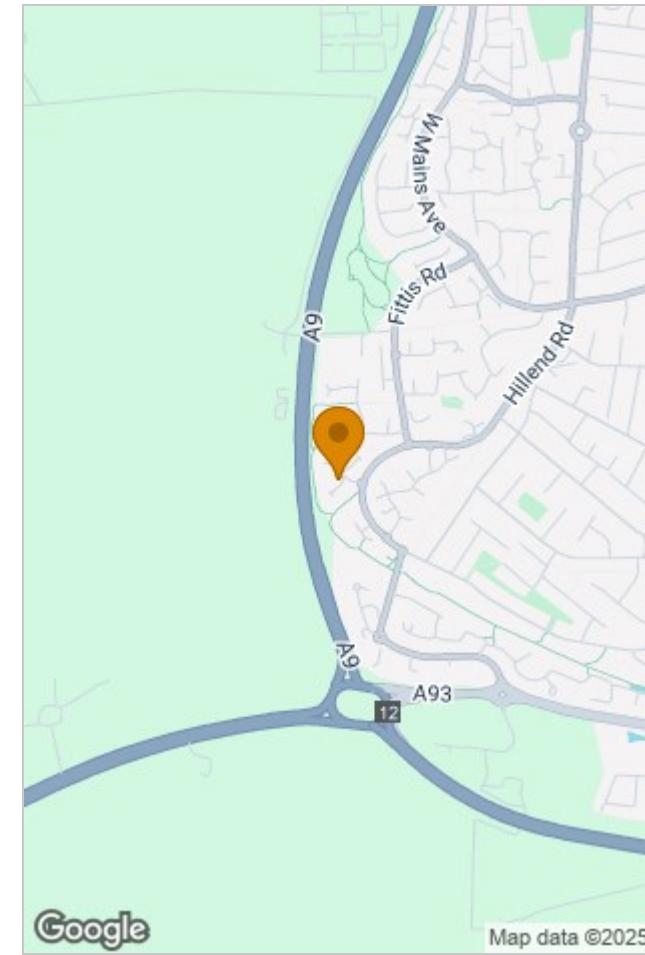
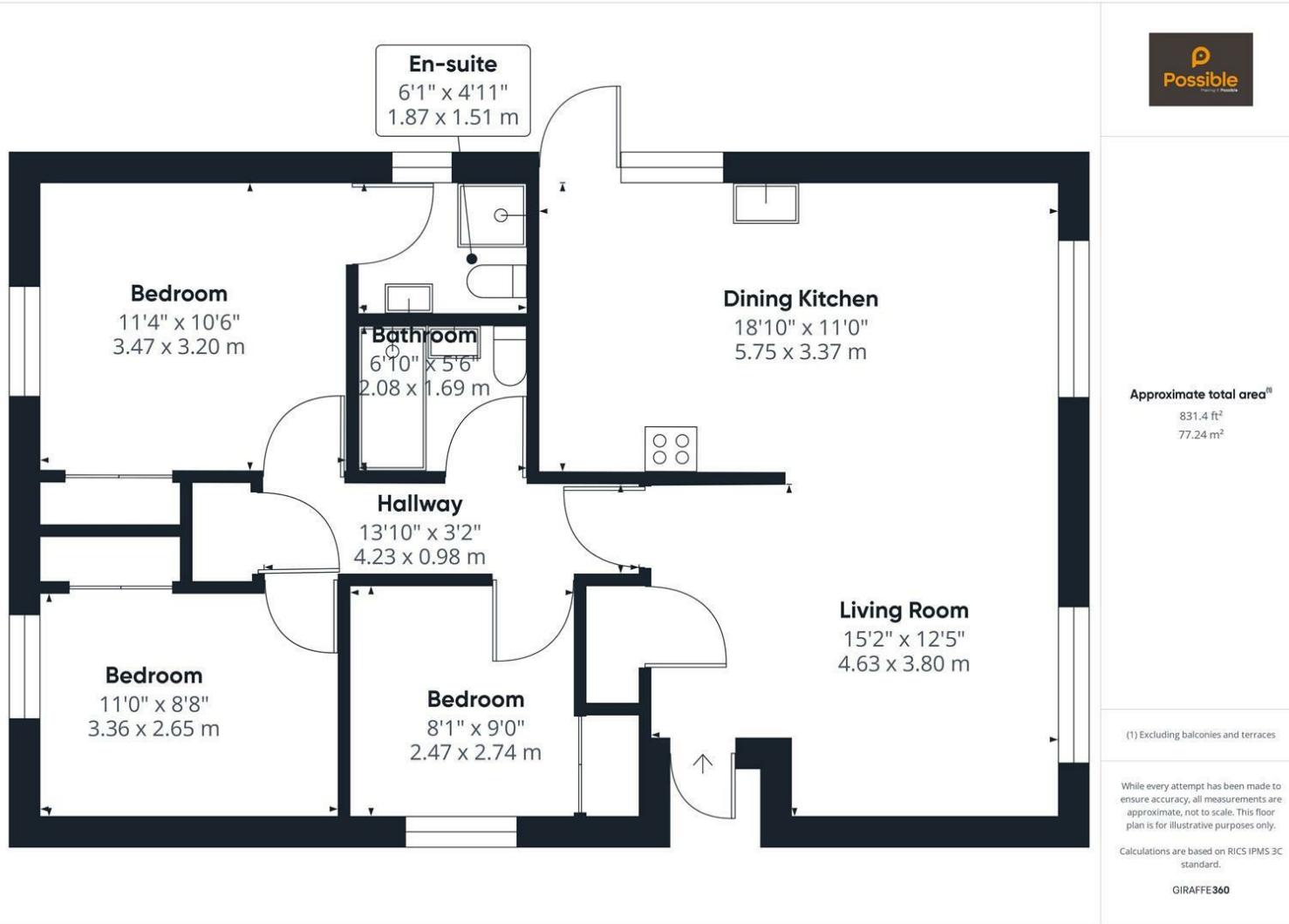




Location

The property is conveniently located within the sought-after Oakbank area of Perth and within walking distance of local shops, primary schools and secondary schools. There is also a regular bus service nearby as well as road links into the city centre and out to the Broxden roundabout and dual-carriageway.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(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.