



64C Crieff Road, Perth, PH1 2RP
Offers over £100,000

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- Two-bedroom first floor flat
- Modern fitted kitchen
- Gas central heating
- Shared drying green
- Ideal for first-time buyers or investors
- Bright living room with bay window
- Bathroom with shower over bath
- Traditional stone-built exterior
- Double glazing
- Convenient location close to Perth city centre

Situated in a convenient and well-connected area of Perth, this well-presented two-bedroom first floor flat offers comfortable accommodation ideal for first-time buyers, downsizers, or investors. The property combines bright living spaces with practical layout and private outdoor space.

The welcoming hallway leads to a spacious living room featuring a large bay window that fills the room with natural light, creating an inviting setting for relaxation or entertaining. The kitchen is fitted with modern units, generous worktop space, and room for appliances, providing a functional space for everyday cooking. There are two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for family living, guests, or home working. A bathroom completes the interior and includes a bath with overhead shower. Externally, the property benefits from a shared rear drying green along with a useful external outbuilding. The traditional stone exterior adds character and charm, while the location offers easy access to local amenities, transport links, and Perth city centre. Offering an excellent balance of practicality, comfort, and convenience, this attractive flat presents a fantastic opportunity within a popular residential location.

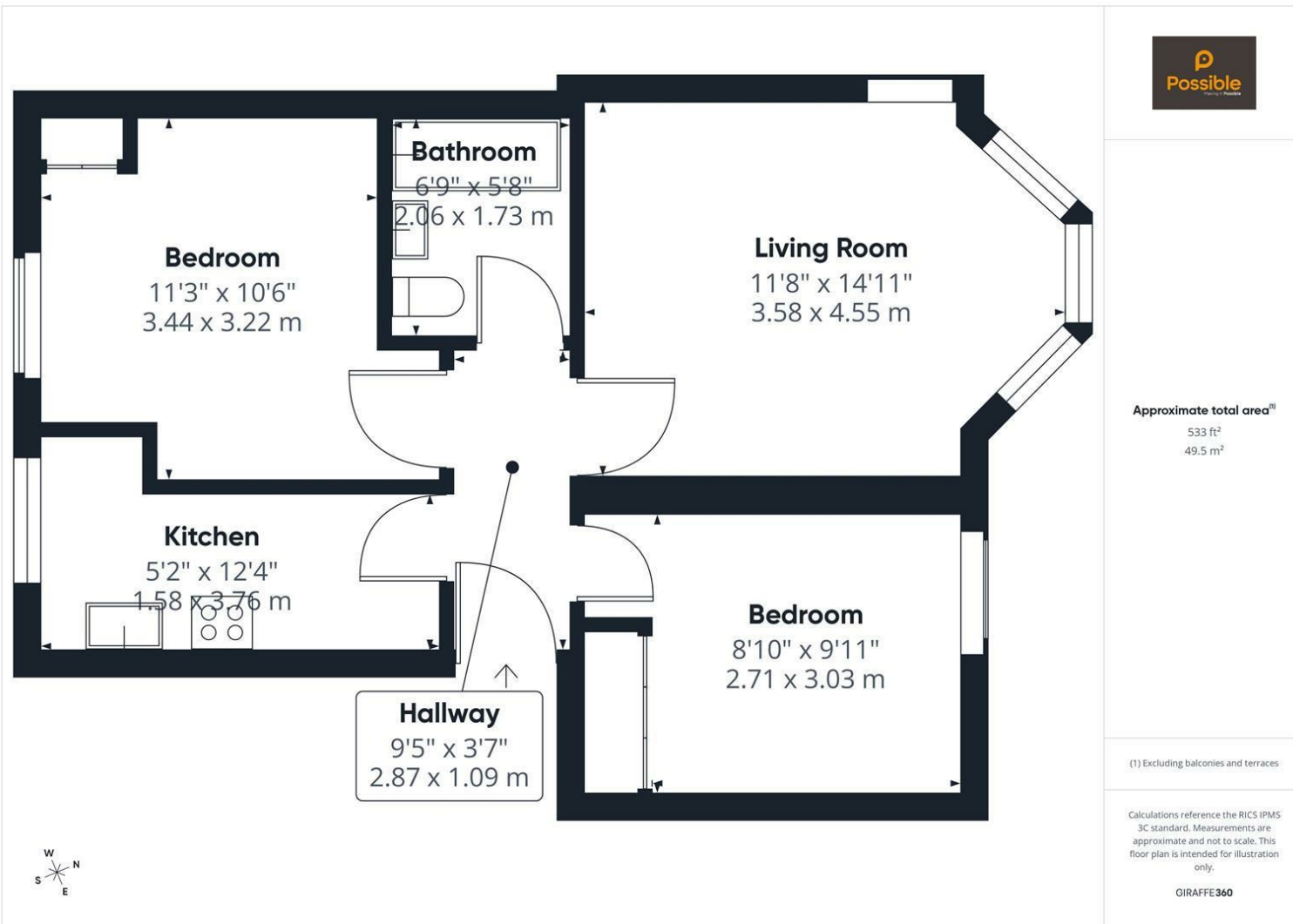




Location

Crieff Road is a popular residential area within Perth, offering excellent access to both the city centre and surrounding countryside. The location benefits from a range of nearby amenities including supermarkets, cafés, schools, and leisure facilities. Perth city centre is only a short distance away, providing an extensive selection of shops, restaurants, and transport connections. Excellent road links make commuting straightforward, with convenient access to the A9 connecting to Dundee, Stirling, Edinburgh, and Inverness. The nearby North Inch parklands and riverside walks provide attractive outdoor recreation opportunities, while local bus routes offer regular services throughout the city and surrounding areas.



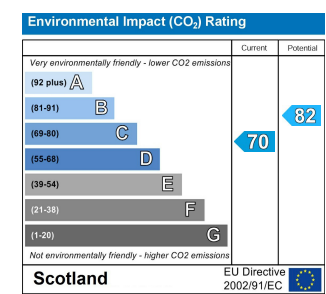
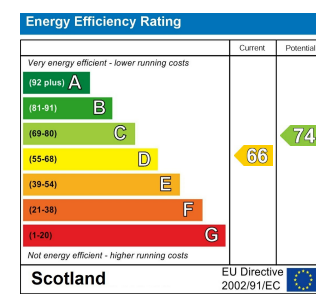
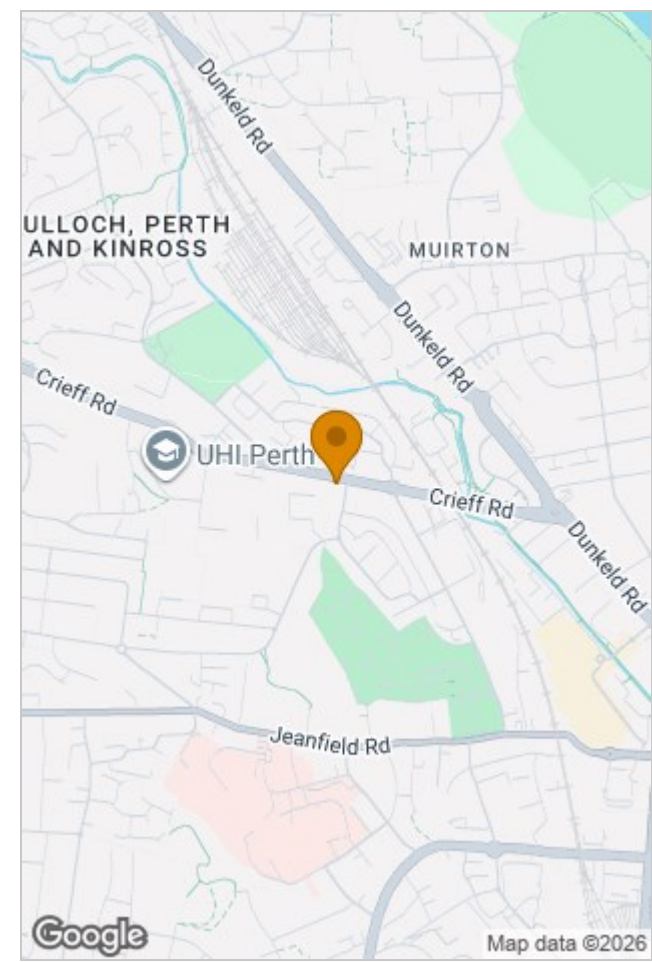


Approximate total area⁽¹⁾
533 ft²
49.5 m²

(1) Excluding balconies and terraces

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

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