



Miller Hendry
SOLICITORS AND ESTATE AGENTS



**25 Darnhall Crescent
Craigie
Perth
PH2 0HH**

- SEMI DETACHED VILLA
- REQUIRES RENOVATION
- TWO RECEPTION ROOMS
- KITCHEN
- TWO BEDROOMS, BATHROOM
- GCH, MIXED GLAZING
- GARDEN

**Offers Over
£125,000**

It is important to read the Schedule
and Home Report as these contain
key information.

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DESCRIPTION

Miller Hendy are pleased to bring to the market this two Bedroom Semi Detached Villa located in the ever popular area of Craigie. Situated on a corner plot in an elevated position, the property is in need of a full scheme of upgrading but offers tremendous potential.

A porch at the front leads into the hallway with stairs in front to the upper level. A side extension has been added to the left to create a second reception room and to the right is the Lounge with access to the Kitchen. On the upper level there are two Bedrooms and a Bathroom comprising WC, wash hand basin and bath with electric shower over.

25 Darnhall Crescent benefits from gas central heating and there is a combination of single glazed sash and case windows and double glazing. Viewing is definitely recommended to appreciate to the potential on offer.



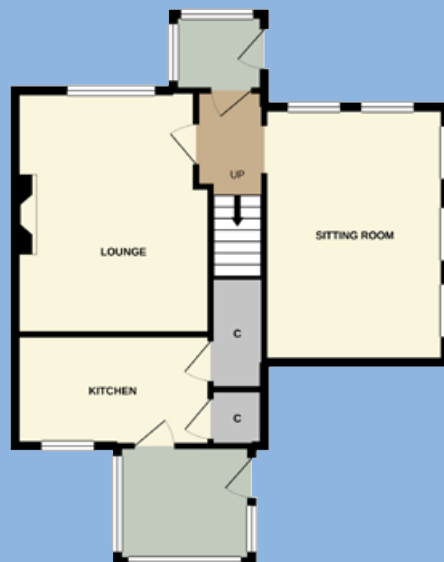
LOCATION

This popular Craigie area of Perth is close to amenities and schools and on a bus route to the city centre.

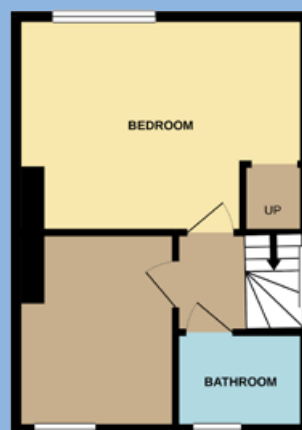
DIRECTIONS

Travel out of Perth on Glasgow Road and at the roundabout after Dewars Ice Rink turn left onto Glover Street. At the mini roundabout turn right onto Needless Road and then take the third turning on the left onto Darnhall Drive. Take the second turning on the right into Darnhall Crescent and Number 25 is the first property on the right hand side.





Ground Floor



First Floor

ACCOMMODATION

Entrance Hall	4' x 6'
Lounge	12' x 15'3"
Second Reception	11'5" x 16'1"
Kitchen	7'1" x 11'11"
Bedroom One	10'6" x 15'9"
Bedroom Two	8'11" x 12'
Bathroom	4'9" x 6'7"

INCLUDED IN SALE: Fridge freezer and gas cooker (no warranties given).

VIEWING: Contact our Perth Property Department on 01738 630222.

HOME REPORT VALUE/EPC RATING: £125,000 / E

COUNCIL TAX: Band C

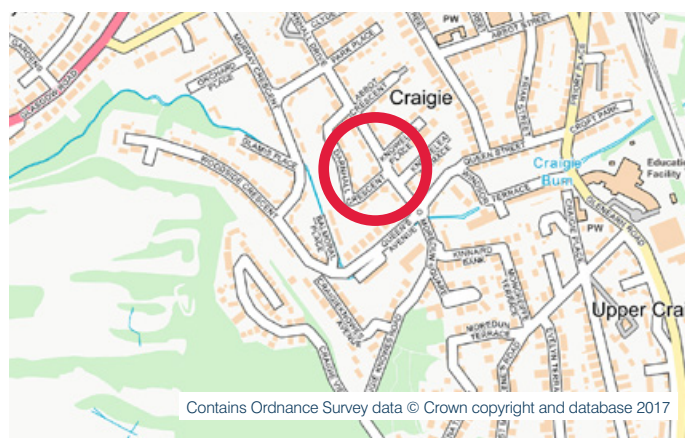


OUTSIDE

The property sits on an elevated corner plot with gardens to the front side and rear. There is a garden shed and greenhouse to the rear.

SCHOOLING

Catchment area for Craigie Primary School and Perth High School.



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First and foremost - **your interests**



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Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or part thereof, and all dimensions are approximate.