



**Premier
Properties**
Perth



8 Croft Park, Perth, PH2 0DX Offers Over £352,500



The property is within the catchment for the popular Craigie Primary school and in close proximity to a number of other nearby amenities including Glenearn Community Campus, local shops/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 be gained to the M90 motorway via the nearby Edinburgh Road and the A9 via the Glasgow Road.

The property benefits from a gate giving access to a path running alongside Craigie Burn to the South Inch Parklands, with direct access to the off road cycle network allowing traffic free cycling along the River Tay.

Retaining many traditional features including cornicing, high ceilings and skirtings, traditional fireplaces in the lounge, family room/bedroom and dining room, ornate staircase and sash and case windows with original shutters in the lounge.

Set over two levels and offering spacious accommodation as well as excellent storage facilities; comprising mainly of: a welcoming entrance vestibule, hall, bright lounge, good sized dining room, bedroom/family room, modern kitchen, conservatory/breakfast room, rear hallway and utility room with WC on the ground floor level. The modern family bathroom is situated on the mezzanine level and the landing gives access to the first floor level consisting of: master bedroom with en-suite shower room and three further bedrooms.

Warmth is provided via gas central heating and the windows are mainly double glazed. The family bathroom and en-suite both benefit from electric underfloor heating.

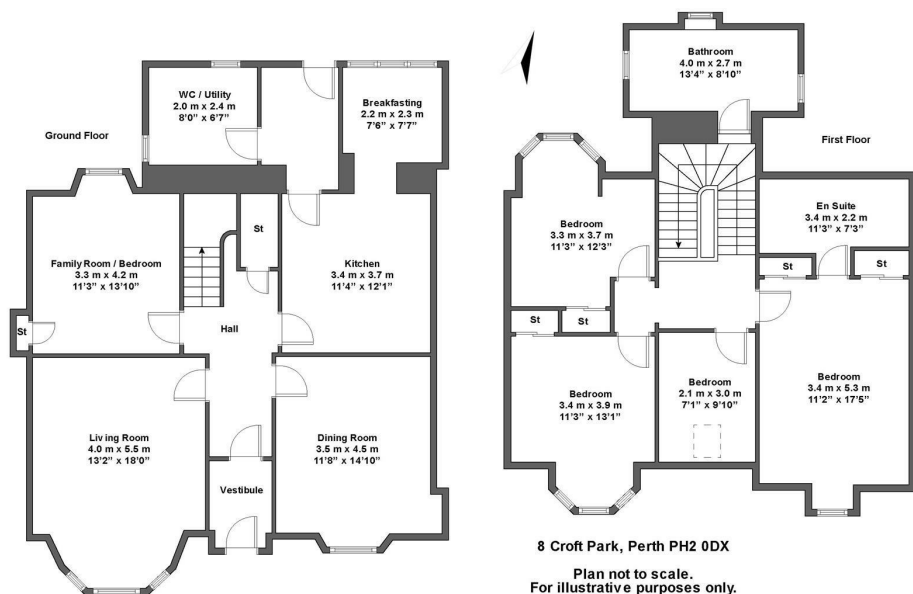
To the front of the property there is a large garden area which is mainly laid to lawn with herbaceous borders, planting and shrubbery. There is a patio area to the bottom of the garden, ideal for alfresco dining and entertaining.

An elevated decking area is located at the top of the garden and makes a lovely area to sit and look over the garden and the surrounding countryside views. A garden shed and separate bike store are included in the sale.

The rear of the property provides a large mono-blocked driveway with space for a number of cars.

- Period Features
- Modern Kitchen & Bathrooms
- Double Glazing
- Gas Central Heating
- Of Street Parking
- Close to Primary Schools
- Close To South Inch Parklands
- Ideal For The Commuter



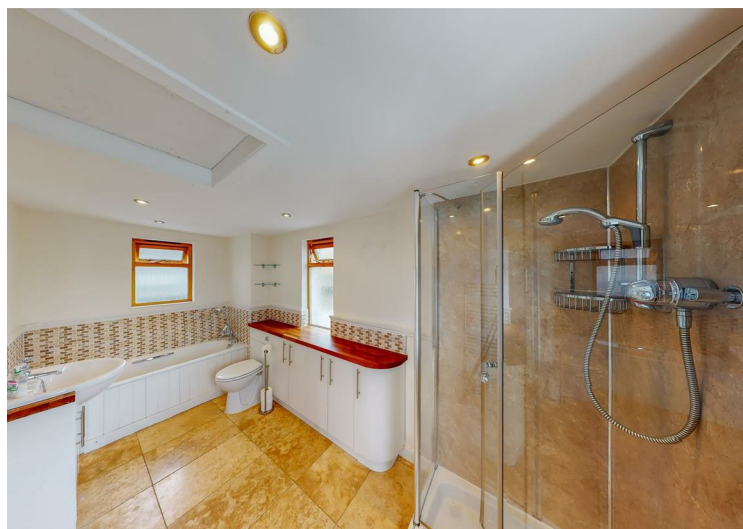


8 Croft Park, Perth PH2 0DX
 Plan not to scale.
 For illustrative purposes only.



| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (38-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Scotland | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (38-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| Scotland | EU Directive 2002/91/EC |



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