



**Premier  
Properties**  
Perth



## 100 Craigie Road, Perth, PH2 0BJ

### Offers Over £195,000

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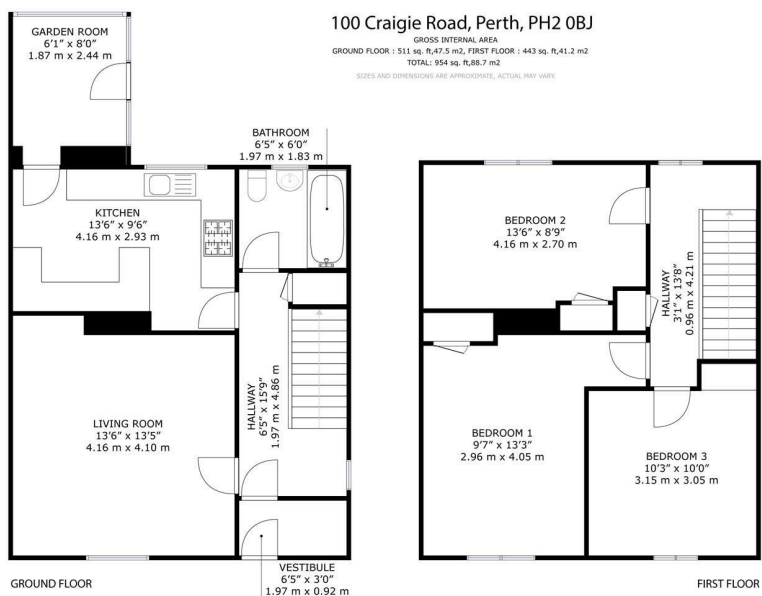
Upon entering, you are greeted by a welcoming entrance vestibule that leads into a spacious hallway. The ground floor features a well-appointed bathroom, a rear vestibule, and a bright living room, ideal for relaxation and entertaining. The first floor houses three generously sized bedrooms, providing ample space for family or guests.

The exterior of the property is equally impressive, with garden grounds to both the front and rear. These outdoor spaces offer a wonderful opportunity for gardening enthusiasts or those seeking a tranquil retreat. Additionally, an outbuilding at the rear serves as a versatile office or gym, catering to modern lifestyle needs.

**Location:** The property is within 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.

- 3 spacious bedrooms
- Gas central heating
- Double glazing throughout
- Generous front and rear gardens
- Office/gym in outbuilding
- Off-street parking available
- Sought-after Craigie location
- Move-in condition
- Great first time buy





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