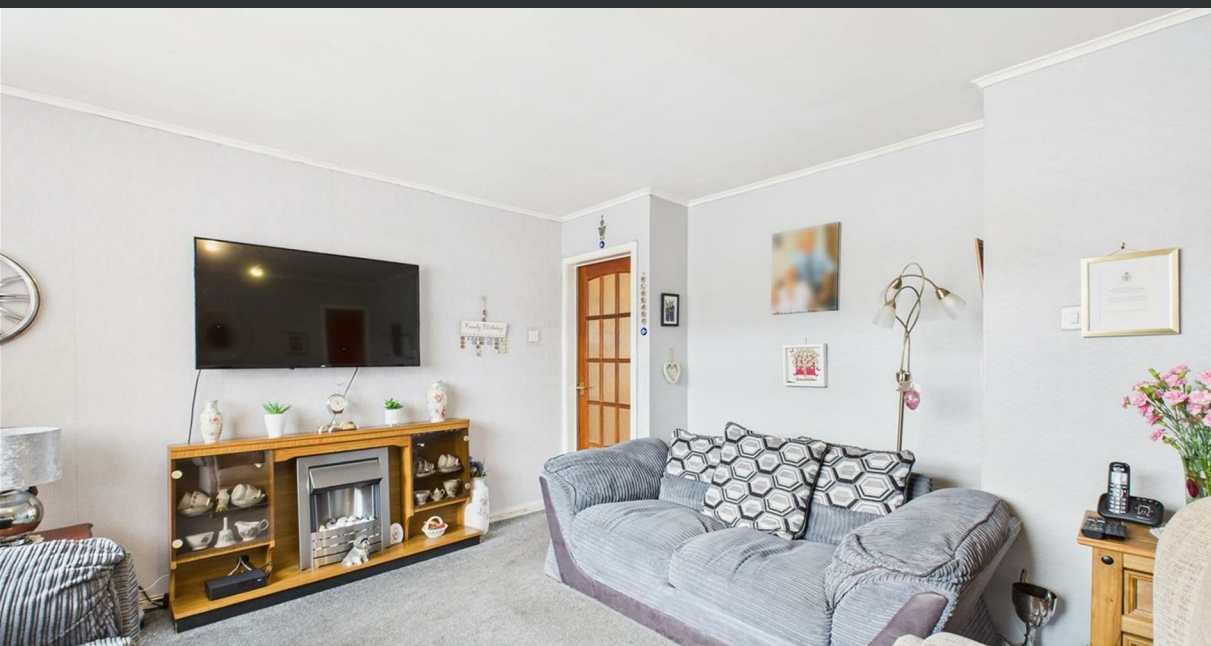




307 Primrose Crescent, Perth, PH1 2QT
Offers over £130,000





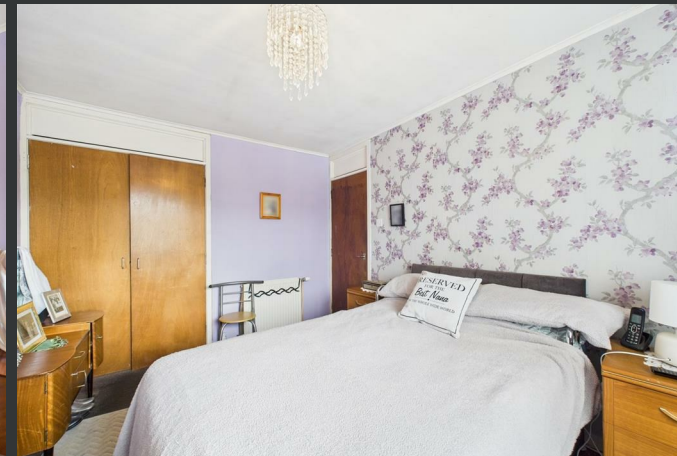
307 Primrose Crescent Perth, PH1 2QT

- 3-bedroom mid-terraced family home
- Separate dining room off the kitchen
- Generous double bedrooms with good storage
- Enclosed rear garden with artificial turf
- Ideal for first-time buyers or investors
- Spacious lounge with large window
- Modern shower room with walk-in enclosure
- Gas central heating and double glazing
- Low-maintenance front garden
- Close to schools, shops, and bus routes

Welcome to 307 Primrose Crescent, a well-maintained and spacious 3-bedroom terraced home, perfect for families, first-time buyers or savvy investors alike. Tucked away in a popular residential area of Perth, this property offers fantastic internal space, private outdoor areas, and convenient access to local amenities.

The ground floor comprises a bright and generous lounge with a large window flooding the space with natural light. A separate dining room provides the perfect spot for family meals or entertaining, while the adjoining kitchen offers ample cupboard space and room for appliances, with scope for modernisation to suit your taste. Upstairs, you'll find three well-proportioned bedrooms—two doubles and a single—each with excellent storage potential. The contemporary shower room has been tastefully updated with stylish tiling, a modern suite and walk-in shower enclosure. Externally, the property boasts low-maintenance gardens to both the front and rear. The enclosed rear garden enjoys a sunny aspect and a peaceful ambience—ideal for relaxing outdoors or summer barbecues. Parking is available on-street with ample space nearby. With gas central heating and double glazing throughout, this is a comfortable home that's ready to move into while offering room for enhancement over time. Close to schools, shops, public transport links and green spaces, this property delivers location, practicality and value in equal measure.

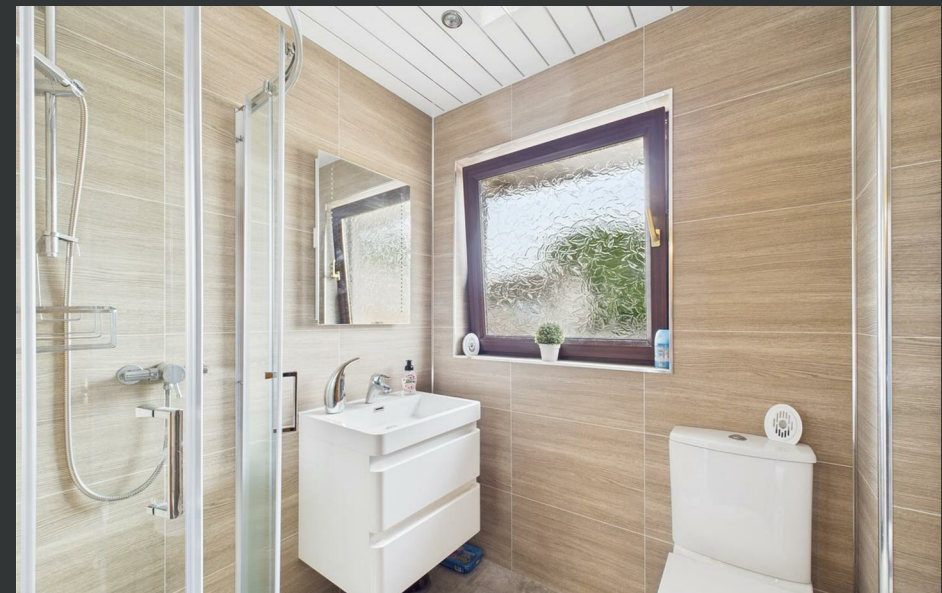
Offers over £130,000





Location

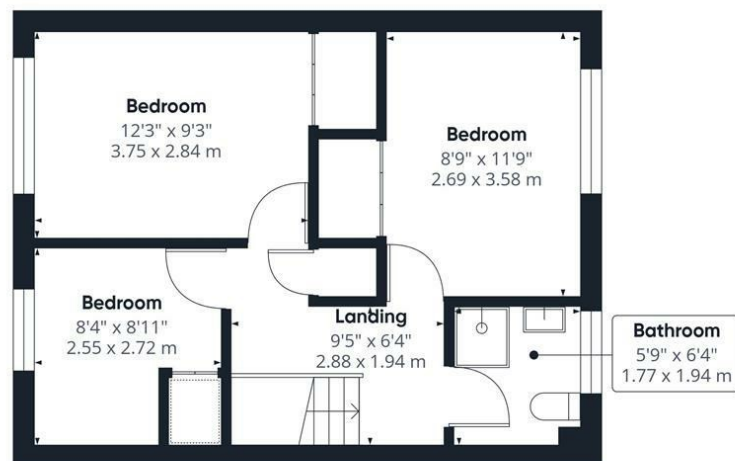
Primrose Crescent is situated in a well-established residential area of Perth, offering excellent access to everyday essentials and local facilities. Nearby are several primary and secondary schools, local convenience stores, takeaways, and regular bus links into the city centre. For commuters, easy access to the A9 and M90 makes travel to Dundee, Edinburgh, and beyond highly convenient. Outdoor enthusiasts will appreciate the local parks, cycle paths and riverside walks. Perth city centre is just a short drive away, offering shopping, restaurants, leisure facilities and train links. It's a friendly neighbourhood ideal for families and professionals alike.







Ground floor



Floor 1

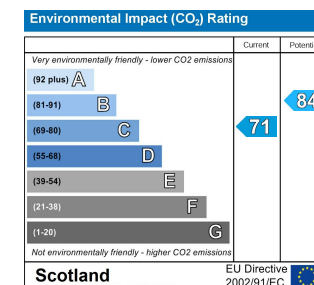
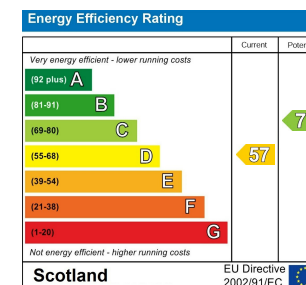
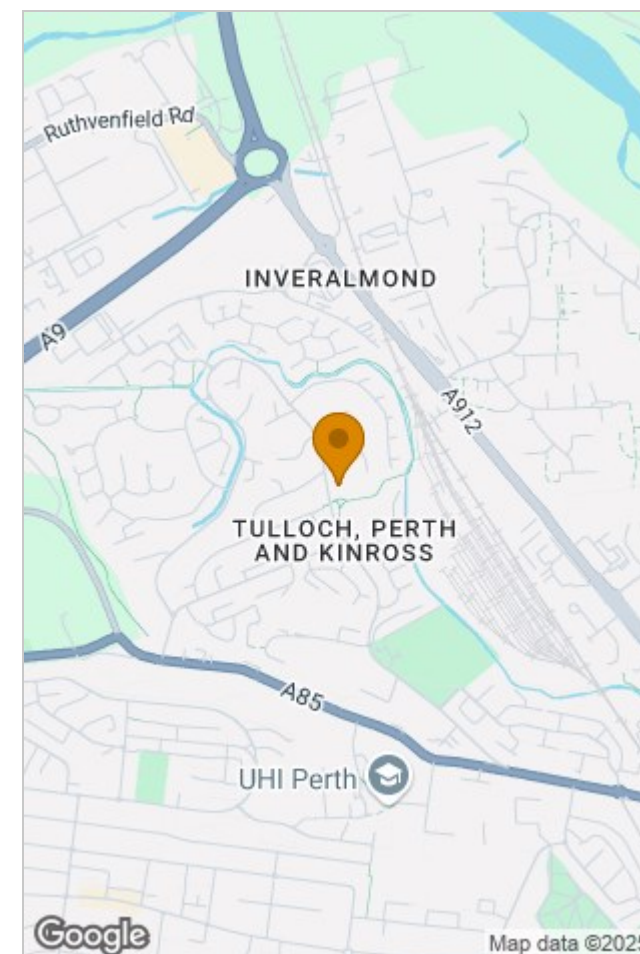


Approximate total area⁽¹⁾
876 ft²
81.4 m²

(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.

GIRAFFE360



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.