



48 Crammond Place, Perth, PH1 3BN
Offers over £175,000



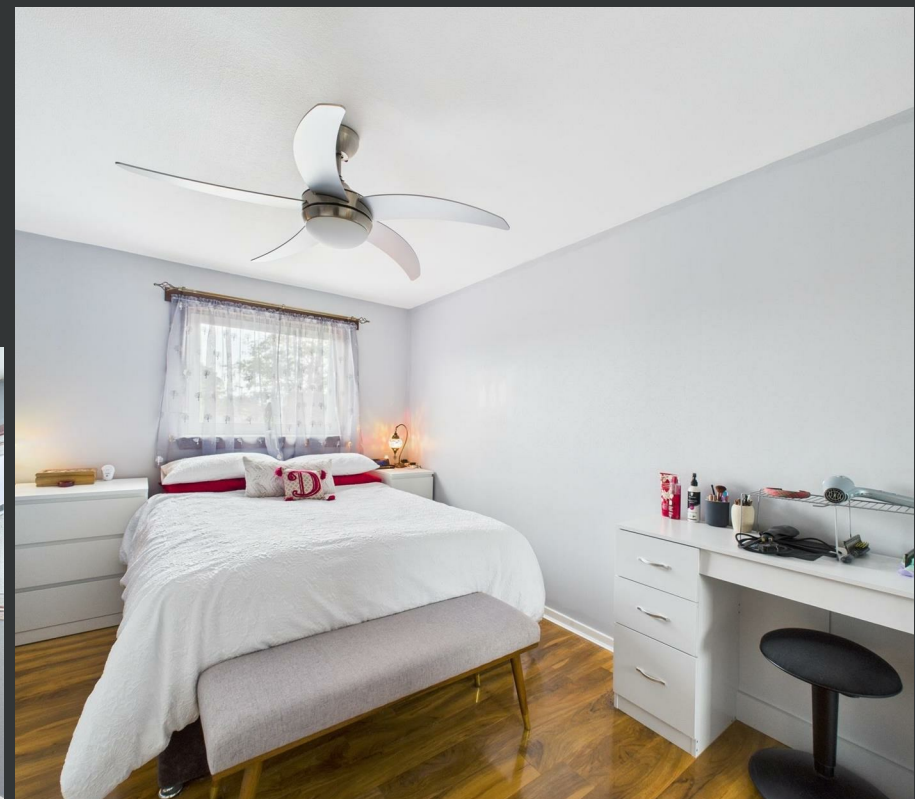
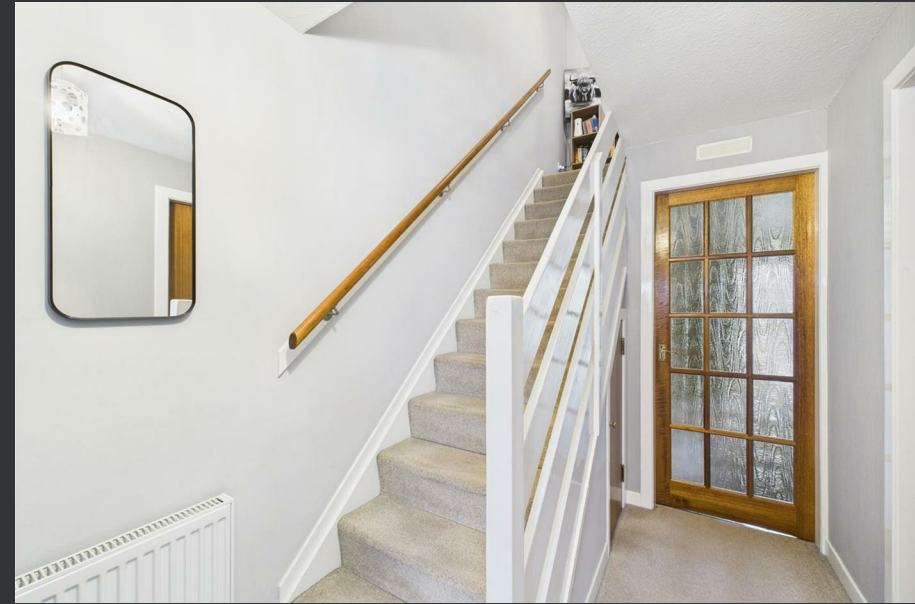
48 Crammond Place Perth, PH1 3BN

- Spacious 3 bedroom end-terraced home
- Fitted kitchen with garden outlook
- Bathroom with shower over bath
- Gas central heating & double glazing
- Quiet cul-de-sac with residents' parking
- Bright lounge with patio doors to rear garden
- Three generous double bedrooms
- Ample storage including two large cupboards
- Low-maintenance enclosed rear garden
- Ideal location near schools, shops & transport links

Tucked away in a quiet cul-de-sac within the popular North Muirton area, this bright and spacious 3 bedroom end-terraced home is ideal for first-time buyers, growing families or couples. Offering generous room sizes throughout, the property has been lovingly maintained and is move-in ready, with scope to personalise further.

On the ground floor, a welcoming entrance hallway leads into a well-proportioned lounge with patio doors out into the garden, flooding the space with natural light. The fitted kitchen is practical and well laid out, offering space for dining too. Upstairs, there are three generously sized bedrooms — all of which are doubles — and a family bathroom with shower over bath. Two large cupboards on the ground floor and upstairs provide handy additional storage. The outdoor space is equally appealing, with a fully enclosed rear garden featuring a spacious patio area, established flower beds, and a charming greenhouse complete with a flourishing grapevine, ideal for gardening enthusiasts or relaxing in a tranquil setting. Residents' parking is also available within the cul-de-sac. This fantastic home benefits from gas central heating, double glazing, and a peaceful setting while still being conveniently located for schools, shops, and transport links.

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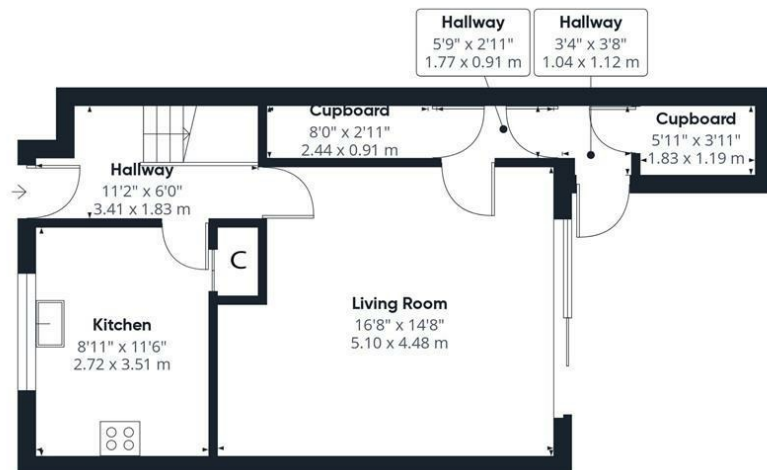


Location

Crammond Place lies within the popular North Muirton area of Perth, a well-established residential area known for its strong community feel and excellent local amenities. The property is close to reputable schools, including primary and secondary options, as well as convenience stores, parks, and healthcare facilities. Regular bus services provide easy access to the city centre, while the nearby A9 and Broxden Roundabout offer straightforward links to Dundee, Stirling, and Edinburgh. With its peaceful surroundings, green spaces and proximity to everything Perth has to offer, North Muirton is a smart choice for buyers seeking a balance of convenience and quiet suburban living.







Ground floor



Floor 1

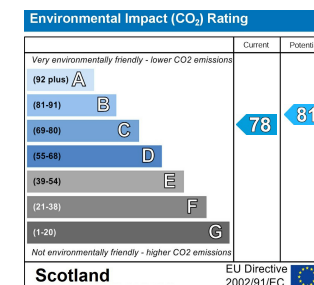
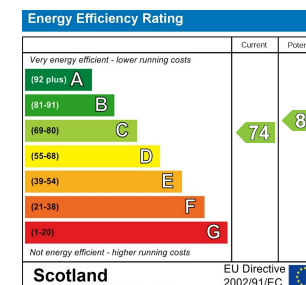
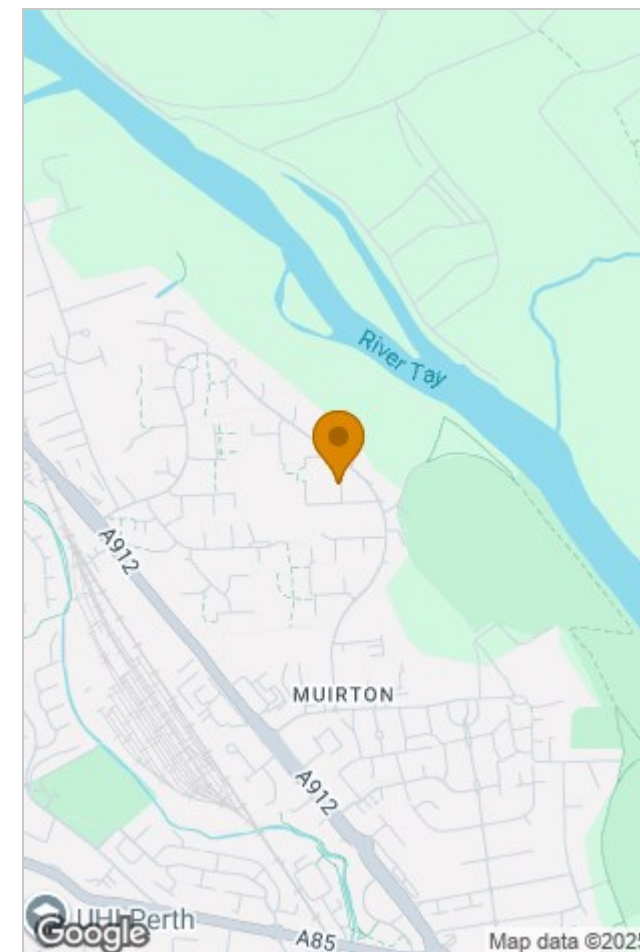


Approximate total area⁽¹⁾
907 ft²
84.2 m²

(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.

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.

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