



39 Oakbank Crescent, Perth, PH1 1DF  
Offers over £335,000

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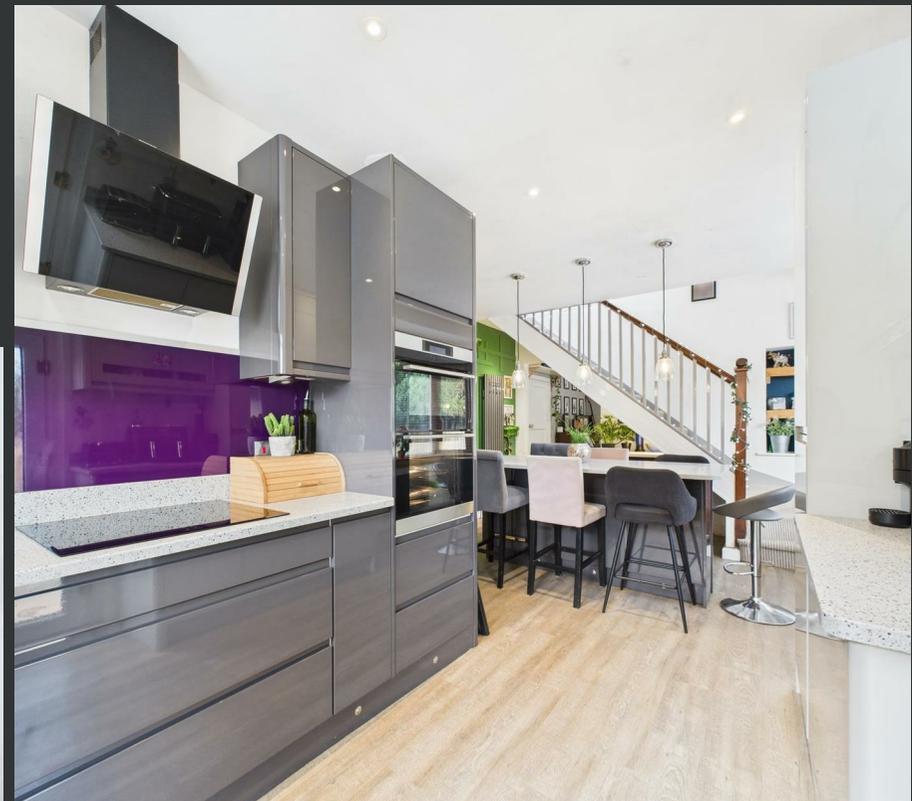
# 39 Oakbank Crescent Perth, PH1 1DF

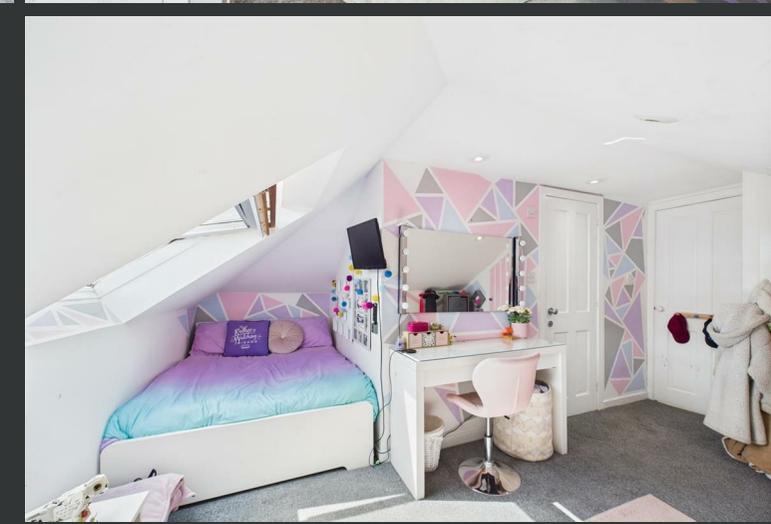
Offers over £335,000

- Sought-after Oakbank location
- Spacious living room with bay window
- Versatile office/4th bedroom
- Generous back and front gardens
- Garden shed for storage
- 3/4 double bedrooms
- Modern kitchen with large island
- Family bathroom & shower room
- Ample driveway parking
- Sought-after location

Situated in the highly desirable Oakbank area of Perth, 39 Oakbank Crescent is a beautifully presented 3/4 bedroom detached home that blends contemporary style with generous living space.

The property's flexible layout is ideal for modern family life, offering a welcoming entrance hallway leading to a bright and spacious living room with a charming bay window. The heart of the home is the stylish kitchen/dining area, complete with a large island, ample units, integrated appliances, and room for casual dining or entertaining. From here, there is access into a versatile office which could be easily converted into a 4th bedroom with the addition of a small wall. The ground floor also features a large double bedroom with bay window and a modern family bathroom. Upstairs, two further well-proportioned bedrooms benefit from skylights, along with a shower room. Externally, the property enjoys mature front gardens with lawn and planting, and a private rear garden featuring lawn, seating areas, and a shed for storage. A driveway provides ample off-street parking. This property offers an ideal balance of style, comfort, and practicality, perfectly located for easy access to local amenities, reputable schools, and transport links.

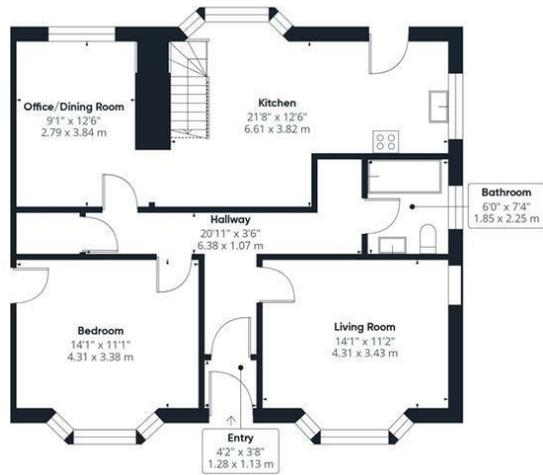




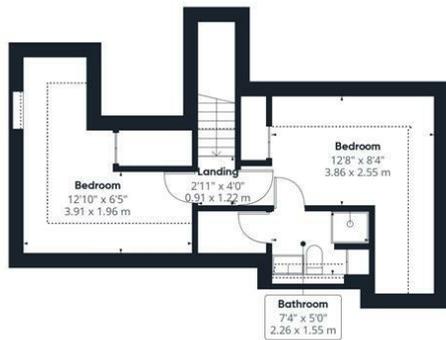
## Location

Oakbank is one of Perth's most desirable residential areas, known for its peaceful atmosphere, family-friendly environment, and excellent local amenities. The area benefits from a choice of well-regarded primary and secondary schools, making it popular with families. There are local shops, supermarkets, and leisure facilities nearby, while Perth city centre is just a short drive or bus ride away, offering a wider selection of shopping, dining, and entertainment. Commuters enjoy quick access to the A9, M90, and nearby train services, connecting to Edinburgh, Glasgow, Dundee, and beyond. With scenic walks and green spaces close at hand, Oakbank offers the perfect balance of convenience and tranquillity.





Ground floor



Floor 1



Approximate total area<sup>1)</sup>

1276 ft<sup>2</sup>  
118.8 m<sup>2</sup>

Reduced headroom

135 ft<sup>2</sup>  
12.6 m<sup>2</sup>

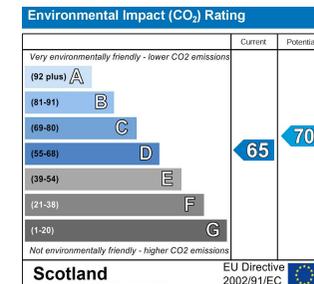
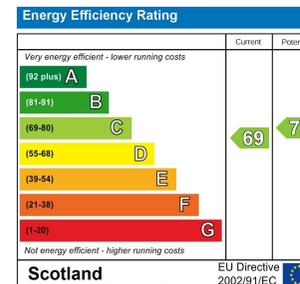
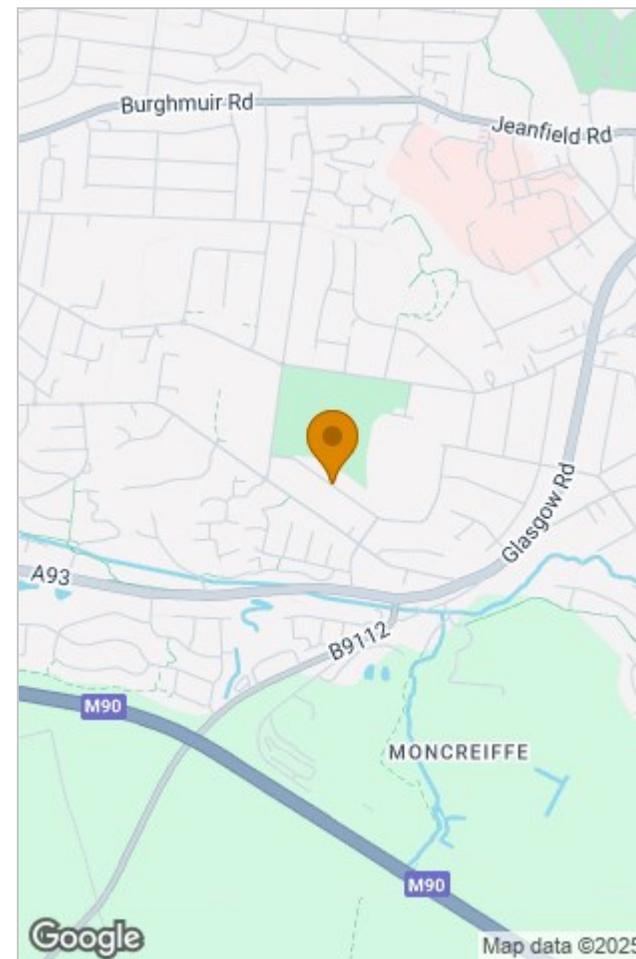
(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

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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