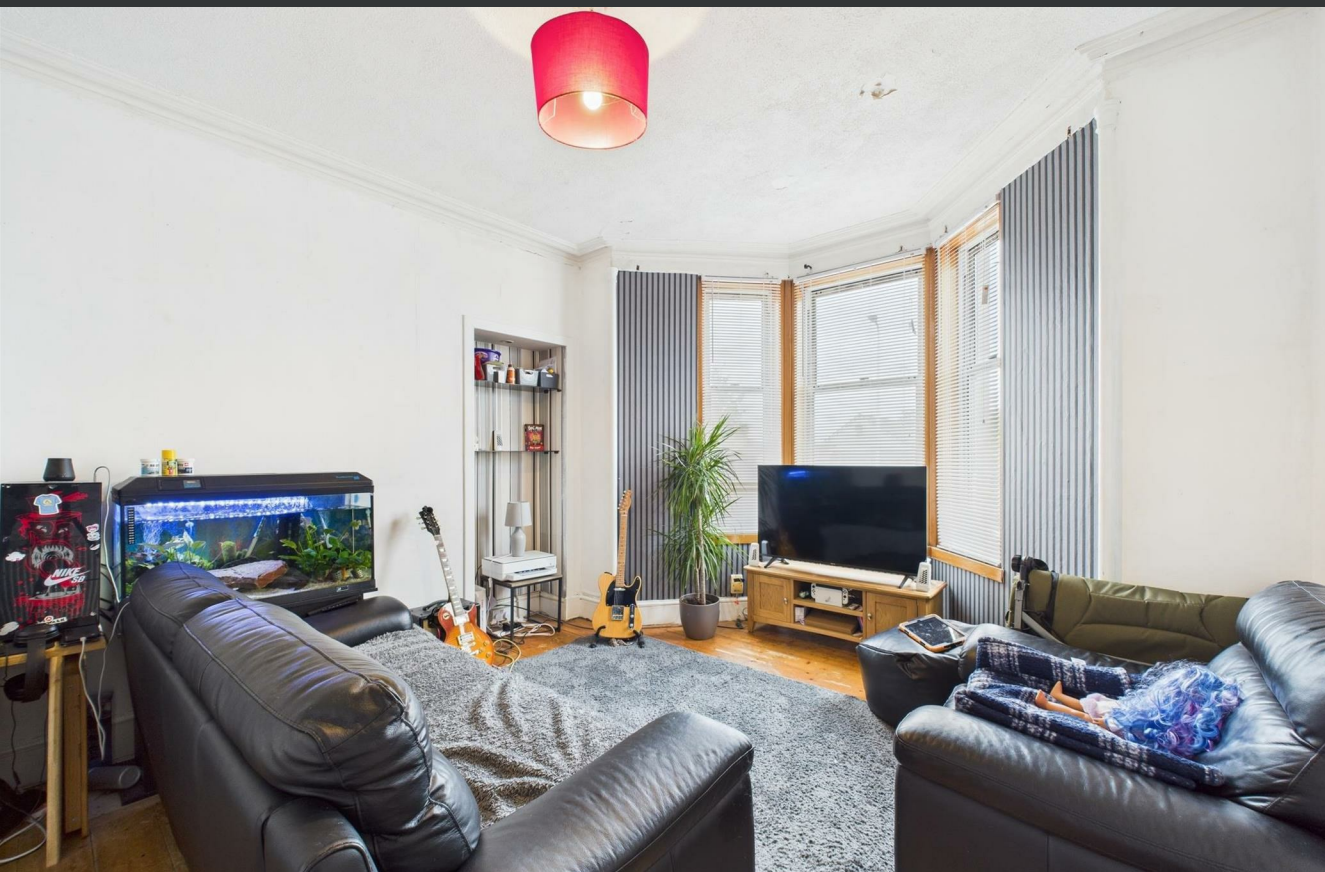
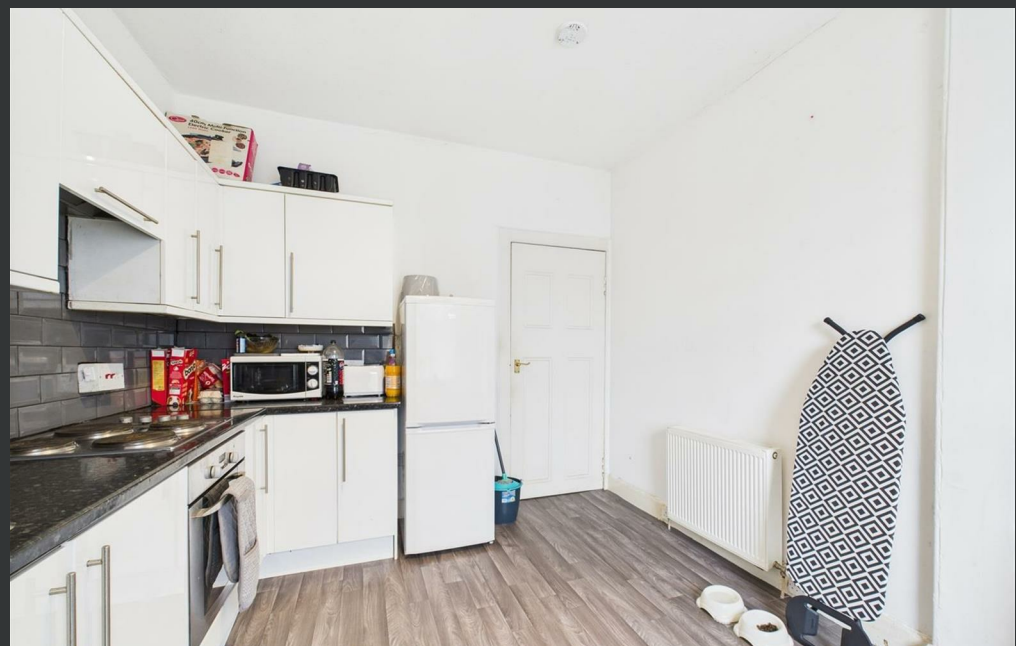
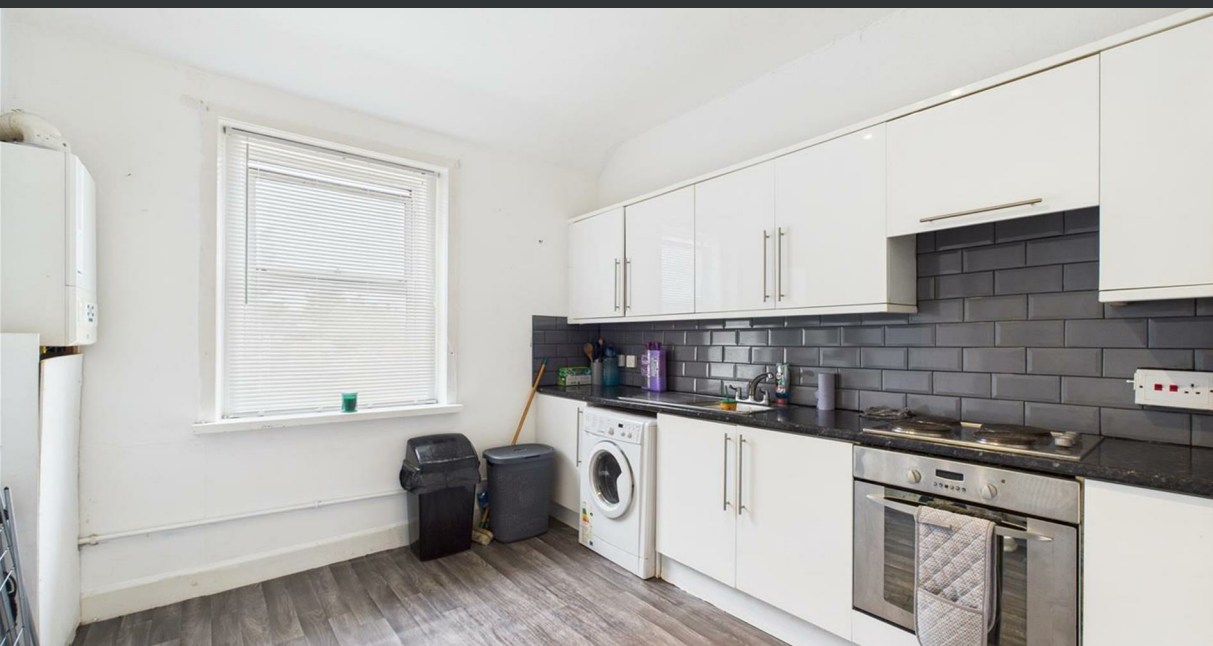




62d Crieff Road, Perth, PH1 2RP  
Offers over £69,950







## 62d Crieff Road Perth, PH1 2RP

- Generous 1-bedroom first floor flat
- Stylish fitted kitchen with dining space
- Integrated oven and hob
- Separate shower room and WC
- Gas central heating & double glazing
- Spacious bay-windowed lounge
- Modern white gloss units & tiled splashbacks
- Double bedroom with rear outlook
- Shared rear garden section
- Short walk to Perth city centre

Welcome to this 1-bedroom first floor flat, ideally positioned on Crieff Road, just a short stroll from Perth city centre and all essential amenities. Offering a fantastic opportunity for first-time buyers, downsizers or buy-to-let investors, this characterful property combines generous proportions with excellent potential.

The heart of the home is a large, stylish kitchen fitted with sleek white gloss units, integrated oven and hob, contrasting dark worktops, and tiled splashbacks. There's room for a dining area, and natural light floods in through a large window. A bright and inviting living room sits to the front of the home, boasting a traditional bay window, high ceilings, and plenty of room for relaxation. The double bedroom is positioned to the front, while the bathroom features a walk-in shower and the convenience of a separate WC. Gas central heating and double glazing are already in place. Externally, the flat enjoys a section of shared garden to the rear with drying green. With local shops, bus routes, the North Inch and the city centre all within easy reach, this is a superb opportunity to secure a home in a prime Perth location.

Offers over £69,950







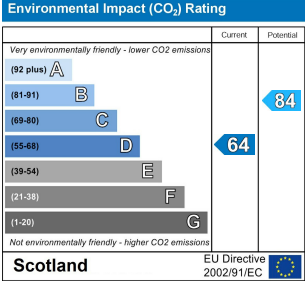
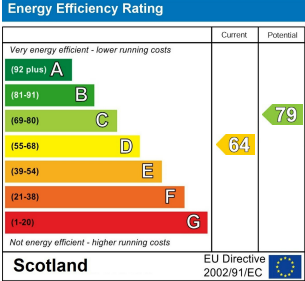
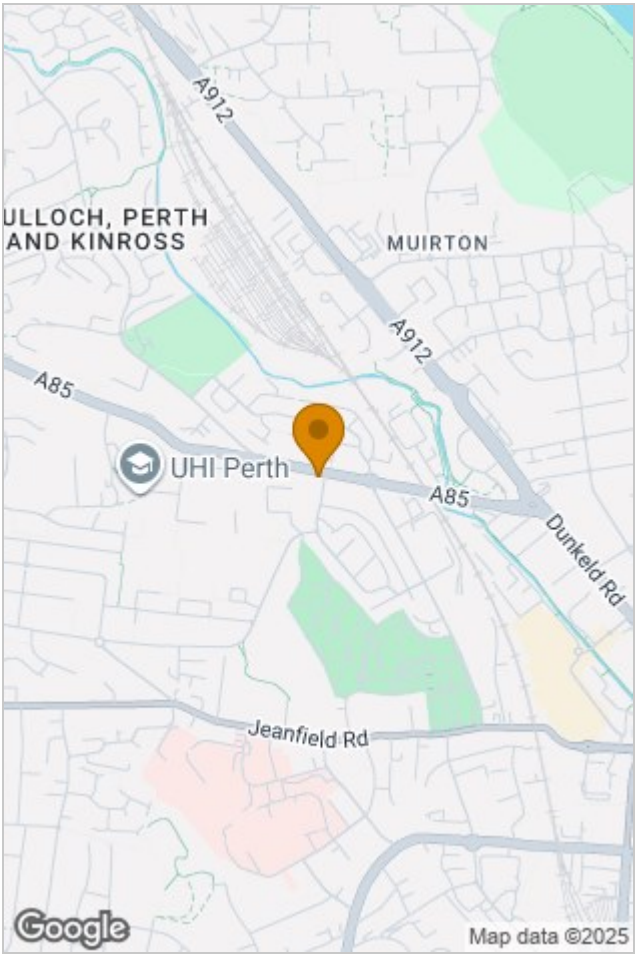
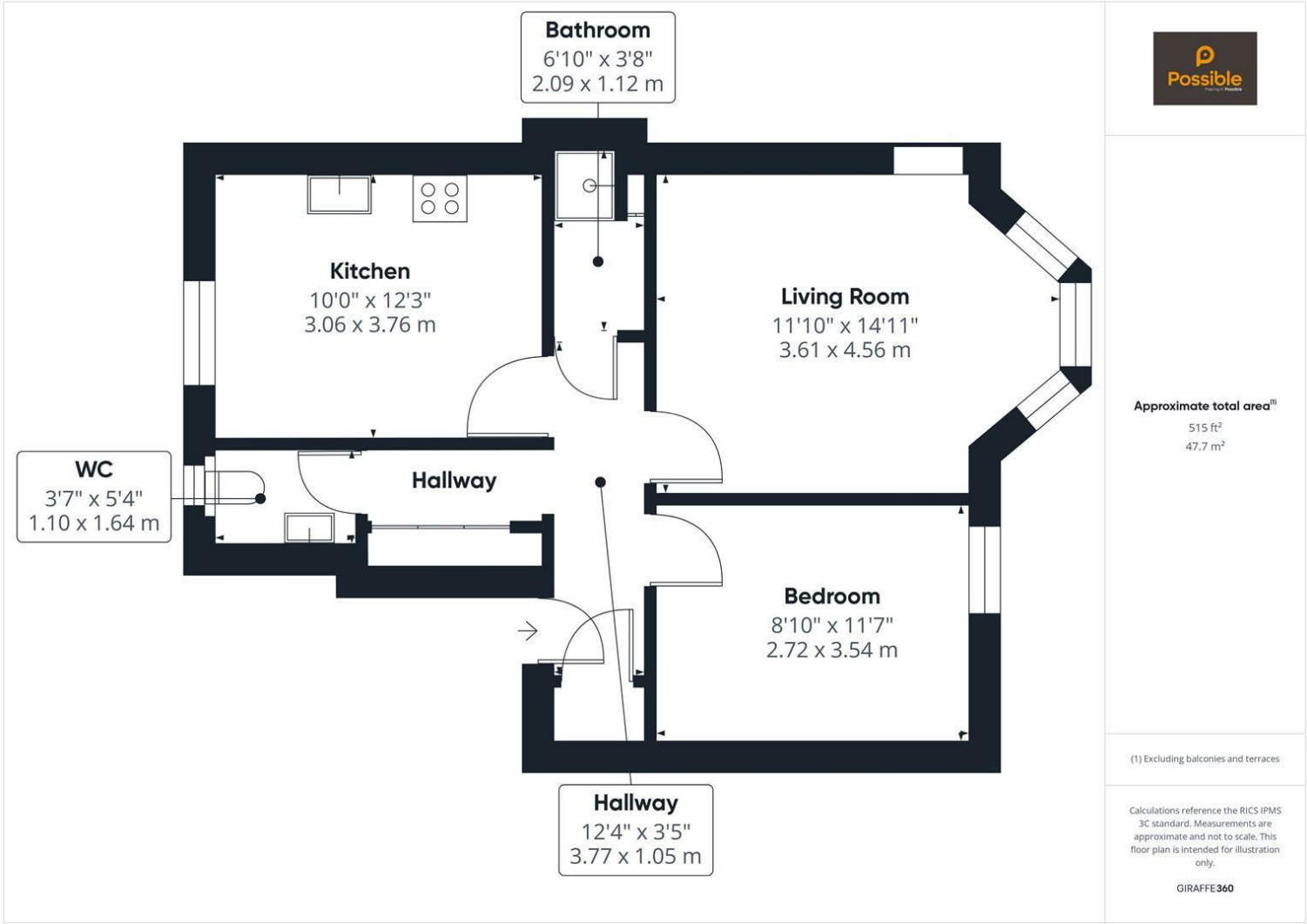
## Location

Crieff Road offers excellent access to both the city centre and wider transport links, making it a popular choice for residents of all ages. A short stroll brings you to local shops, supermarkets, cafes and bus routes, while Perth College and the North Inch are also nearby. The city centre is within easy reach, offering an array of restaurants, cultural venues and rail connections to Dundee, Edinburgh and Glasgow. For those who enjoy the outdoors, the River Tay and nearby parks provide scenic walking and cycling opportunities. This is a convenient and well-connected spot for modern city living.









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.