



**Premier  
Properties**  
Perth



## 50 Edinburgh Road, Perth, PH2 8DR

Offers over £287,500

 5  4  4  E

The property benefits from a range of features including: bay windows, ceiling roses, coving, high skirtings, traditional fireplaces and wood burning stoves in the public rooms.

The accommodation is as follows:-

**GROUND FLOOR:** Entrance vestibule, reception hall, lounge, family room, sitting room, bedroom, shower room, kitchen, dining room and bedroom (with boiler room off).

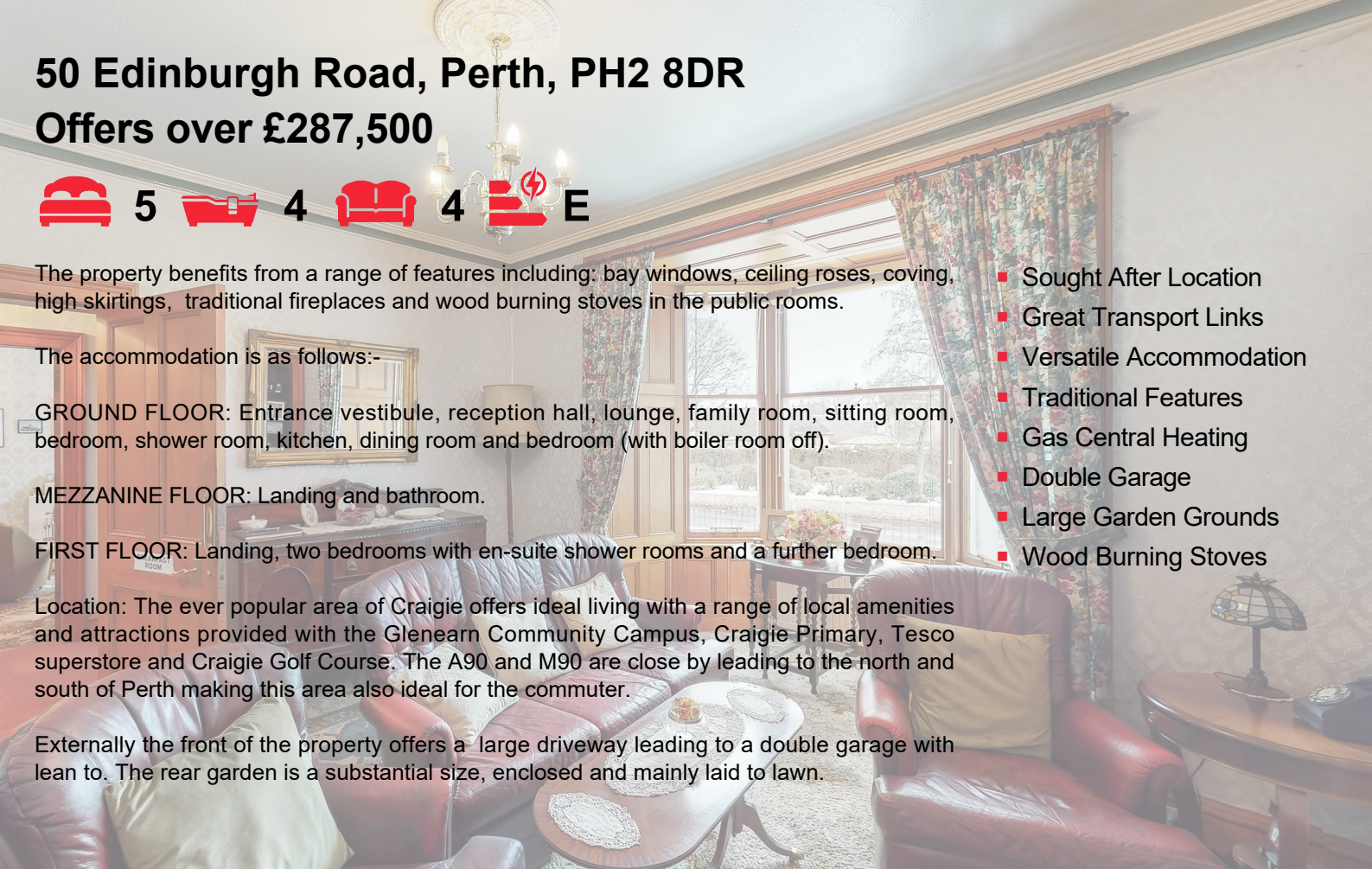
**MEZZANINE FLOOR:** Landing and bathroom.

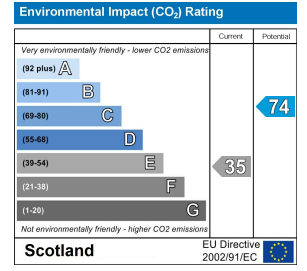
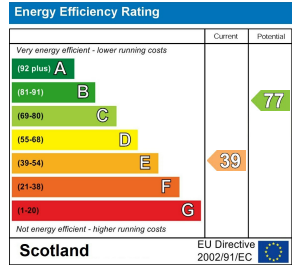
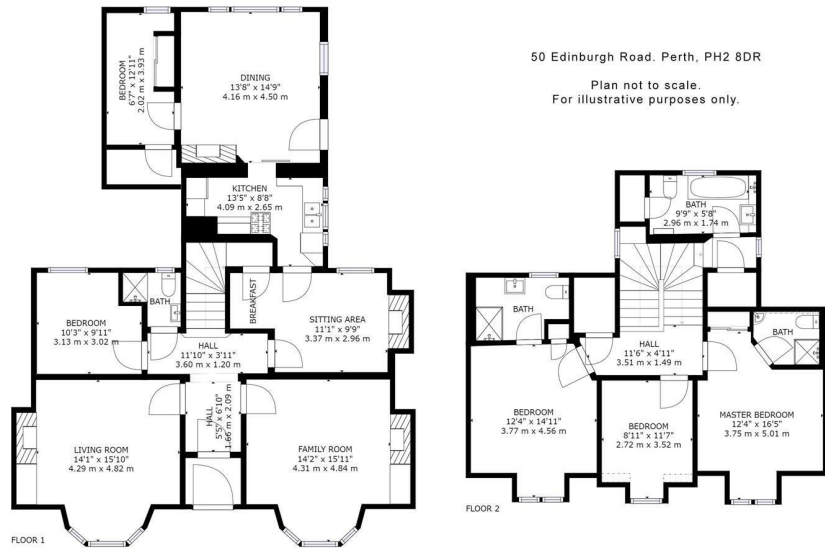
**FIRST FLOOR:** Landing, two bedrooms with en-suite shower rooms and a further bedroom.

**Location:** The ever popular area of Craigie offers ideal living with a range of local amenities and attractions provided with the Glenearn Community Campus, Craigie Primary, Tesco superstore and Craigie Golf Course. The A90 and M90 are close by leading to the north and south of Perth making this area also ideal for the commuter.

Externally the front of the property offers a large driveway leading to a double garage with lean to. The rear garden is a substantial size, enclosed and mainly laid to lawn.

- Sought After Location
- Great Transport Links
- Versatile Accommodation
- Traditional Features
- Gas Central Heating
- Double Garage
- Large Garden Grounds
- Wood Burning Stoves





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.