

A two-story stone house with a white porch and a gravel driveway. The house has a dark roof with dormer windows and a bay window on the ground floor. The porch has white columns and a white railing. The driveway is made of gravel and leads to a garage. There are some potted plants near the house. The sky is blue with some clouds.

**NeilWhittet**  
solicitors and  
estate agents

21 Craigie Road, Perth,  
PH2 0BL  
Offers Over £310,000



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Immaculately presented semi-detached three bed villa with three public rooms, situated in the popular Craigie area of Perth, only a short walk of the South Inch and ideally located for commuting with motorway links closeby. Fantastic family home with gas central heating, spacious driveway, garage and enclosed garden. Viewing highly recommended.

Accommodation –

**Lounge – 5.08m x 4.35m (approx)**

Stunning public room to front of property with lovely bay window creating a naturally bright room. Gas stove with ornate fireplace. Carpeted.

**Hallway –**

Beautiful entrance hallway laid with Karndean flooring.

**WC – 1.62m x 0.80m (approx)**

Convenient downstairs WC consisting of WC & basin with pedestal, UPVC panelling, wood effect laminate flooring.





**Dining Room – 4.05m x 3.58m (approx)**

Spacious public room overlooking the rear garden, Karndean flooring, bespoke shelving.

**Kitchen – 3.15m x 3.15m (approx)**

Spacious kitchen with a selection of modern white gloss wall and base units, tiled splashback, wood effect worksurfaces, stainless steel hob, electric oven and cooker hood. Integral F/F, D/W and W/M, space for T/D. Tile effect laminate flooring. Patio door leading to;

**Conservatory – 4.42m x 3.36m (approx)**

Overlooking the rear garden a great extra room for a family home, wood effect laminate flooring. French door to patio.

First Floor -

**Bathroom – 3.32m x 3.15m (approx)**

Modern four piece suite consisting of wc, free standing bath, basin, corner shower with mains shower. Space for free standing furniture. Linen cupboard housing boiler. UPVC panelling, tile effect laminate flooring.

**Bedroom 1 – 3.68m x 3.50m (approx)**

Great sized double with built in wardrobes. Room for free standing furniture. Carpeted.

**Bedroom 2 – 4.05m x 3.50m (approx)**

Another well-presented double to rear of property overlooking the garden, built in wardrobes.



### Bedroom 3 – 2.97m x 1.98m (approx)

Attractive room to front of property, space for free standing furniture, carpeted.

#### External –

To the front is mainly laid to with gravel with mature shrubbery. To the rear of the property is enclosed garden, mainly laid to lawn with mature shrubs. Slabbed patio area.

**Extras** – The attic is floored with electric supply, heating system which has been regularly serviced is controlled by Hive.

**Burdens** – EPC - D Council Tax Band - E

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



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