



24 Priory Place, Perth, PH2 0DT

Offers around £150,000

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We are pleased to bring to the market this two bedroom mid terraced Villa in the heart of Craigie. Whilst the property requires refurbishment/upgrading throughout, the size and location make it a desirable property. The property retains many of its original period features such as intricate cornicing, high ceilings and panelled doors. Viewing is highly recommended.

Located within close proximity to Craigie Cross, the property is ideally situated for easy access to the City Centre, bus and train stations. There is a variety of shops and take-aways a short walk away and Tesco Superstore is only a short drive away. The main M90 motorway network is only a few minutes away and this links the area with all the central belt locations.

EPC - G



DESCRIPTION

An exterior door leads into a vestibule and a half glazed door gives direct access to the welcoming hall. The lounge is bright and spacious with a front facing double glazed bay window, shelved alcove, decorative corning and ceiling rose. Focal point fireplace with electric fire. The sitting room/bedroom is a good sized room with rear facing double glazed window. Focal point fireplace with copper hood and surround.

The dining kitchen is a spacious room and fitted with a range of wall and base units with complementary work surfaces and splash back tiling. Two circular sink units and space for a cooker. Fitted seating area with ample space for table with fitted storage



cupboards to the other side. Two side facing double glazed windows and Velux window. Tiled fire surround. Two storage cupboards.

The rear porch is situated off the kitchen and gives access to the rear garden. Good sized storage cupboard.

HALF LANDING

There is a shelved storage cupboard with the hot water tank on the half landing and access to the bathroom. The bathroom is fitted with a 4 piece suite with a shower over the bath. Rear facing double glazed window. Tiled in the bath area. Heated towel rail.

LANDING

The upper landing is spacious with a good sized storage cupboard and ample space for occasional furniture.

Bedroom 1 is a good sized double bedroom with front facing double glazed window. Focal point fireplace with shelved cupboard to the side. Just off the bedroom there is dressing room with front facing double glazed window. This room could easily be used as a study or nursery or a further bedroom. Bedroom 2 is a further good sized bedroom with rear facing double glazed window. Focal point fireplace with electric fire.

EXTERNAL

There is a small area of garden to the front of the property with shrubs and bushes and enclosed by wrought iron fencing. To the rear there is a paved area directly outside the property with raised flower bed to the side with shrubs and bushes. At the bottom of the garden there is a parking space that is accessed from Croft Bank.

MEASUREMENTS

Vestibule - 4'1 x 3'11 (1.24m x 1.19m)
Lounge - 13'2 x 12'10 (4.01m x 3.91m)
Sitting Room/Bedroom - 12'10 x 11'3 (3.91m x 3.43m)
Dining Kitchen - 19'3 x 10'5 (5.87m x 3.18m)
Rear Porch - 6'3 x 4'11 (1.91m x 1.50m)
Bedroom 1 - 12'10 x 10'11 (3.91m x 3.33m)
Dressing Room - 8'10 x 6'5 (2.69m x 1.96m)
Bedroom 2 - 12'11 x 11'5 (3.94m x 3.48m)

ITEMS INCLUDED

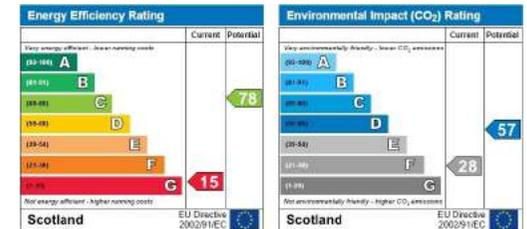
All floor coverings and light fittings where fitted.

VIEWING

Full details of this property can be viewed on our website: www.kippencampbell.com and at www.pspc.co.uk. To arrange to view please contact Kippen Campbell Property Services, 62 South Street, Perth on 01738 638283. Viewing can also be arranged via Perthshire Solicitor Property Centre when this office is closed. Monday - Friday 5.30pm - 9pm, Saturday 9am to 4pm and Sunday 10am to 4pm on 01738 635301 (Monday - Friday evenings and Sunday is a Telephone Service only).

NOTES

Any electrical appliances including any central heating systems are not warranted by the agents. Purchasers should satisfy themselves as to their condition. The measurements have been taken by an ultrasonic distance measurer and are therefore approximate.



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