



52 Evelyn Terrace,
Perth, PH2 0BP



1/2 bedroom Detached Bungalow located within the highly sought-after Craigie area of Perth

2 Bed 1 Bath 1 Reception

Lindsays are pleased to welcome this detached bungalow on Evelyn Terrace to the market. Set within the highly sought after Craigie area, just a short distance away from Perth City Centre and ideally placed to take advantage of all local amenities. The accommodation comprises a vestibule leading into the hallway; front facing lounge with living flame gas fire and bay window; fitted kitchen with integrated double oven, gas hob and extractor; small conservatory off the kitchen with free standing appliances to include a dishwasher, fridge freezer and washing machine; dining room/bedroom 2 with access to a second conservatory; double bedroom with built in storage and a shower room with quadrant enclosure, vanity wash hand basin, WC and heated towel rail. There is also a floored attic with pull down ladder for extra storage. Externally there are garden grounds all around the property with a lawn, mature planted borders, a garden shed and a block paved driveway with car port. 52 Evelyn Terrace is set in a well-regarded residential area to the south of the City Centre and offers flexible accommodation with the benefit of gas central heating and double glazing. Viewing is highly recommended to appreciate the location and potential on offer here.

Features

- Lounge
- Kitchen
- Conservatory
- Dining room/bedroom 2
- Bedroom
- Shower room
- Driveway with car port
- Gardens
- EPC Rating D

Offers Over £200,000



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GROSS INTERNAL AREA
TOTAL: 720 sq.ft, 66.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. For the commuter, Perth Bus and Train Stations are both within walking distance from the property for quick links into Dundee, Edinburgh and Glasgow.

FOR VIEWING:

By appointment only

Contact Lindsays on:

📞 01738 630222

✉️ perthproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.