

Simple Approach



Estate Agents



**12 Craigie Knowes Avenue, Perth  
Perthshire PH2 0DL**

**Offers over £358,000**

Simple Approach are delighted to bring this very attractive substantial detached family home on Craigie Knowes Avenue to the residential market. This stunning property is set in the heart of Craigie and so enjoys a desirable location sought-after for its family-friendly qualities, without compromising locality to amenities found nearby and in Perth City Centre just a short drive away. This property comes to the market in beautiful condition throughout, boasting features such as gas central heating and double glazing, which lends the property to a wide range of buyers. Comprising of a bright and spacious lounge with open plan dining and a stylish modern designed dining kitchen. The Property also benefits from 6 good size bedrooms including a Master En-Suite. Two of the Bedrooms are currently being used as a family room and home gym respectively. In addition a modern fitted bathroom is also present. Externally the property boasts a large driveway which will comfortably accommodate several cars as well as a functional garage. The rear garden has been designed thoughtfully to allow for stunning surroundings and functional areas where outdoor dining and entertaining can be enjoyed. This substantial attractive property is in move-in condition throughout and viewing is absolutely required to appreciate the space and style that this home offers.

**Livingroom**

12'8" x 29'2" (3.88 x 8.91)

**Kitchen**

10'7" x 12'8" (3.24 x 3.88)

**Master Bedroom**

10'8" x 11'4" (3.27 x 3.46)

**Master Ensuite**

7'0" x 4'6" (2.15 x 1.39)

**Bedroom 2 / Home Gym**

10'5" x 7'10" (3.19 x 2.40)

**Bedroom 3**

9'9" x 9'6" (2.99 x 2.90)

**Bedroom 4**

9'7" x 14'2" (2.94 x 4.32)

**Bedroom 5/ Office**

8'0" x 12'3" (2.46 x 3.74)

**Bedroom 6 / Family Room**

13'0" x 12'9" (3.97 x 3.90)

**Bathroom**

10'6" x 6'1" (3.22 x 1.87m)

**Cellar**

34'9" x 16'2" (10.6 x 4.95)

**External**

Externally to the front and side of the property there is an imposing driveway which will comfortably accommodate several cars. At the rear many Summer evenings can be enjoyed due to the tasteful layout and dedicated patio areas that are available. The Dining patio benefits from an awning which will allow for outdoor dining regardless of the weather. A tiered Rockery and potting beds allow for a pleasant outlook whilst in the rear garden space.

**Location**

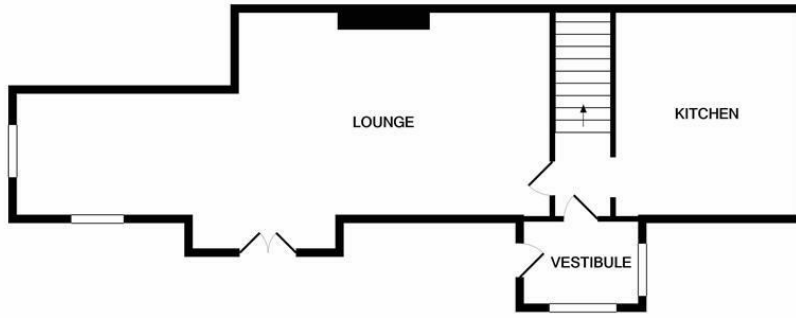
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this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



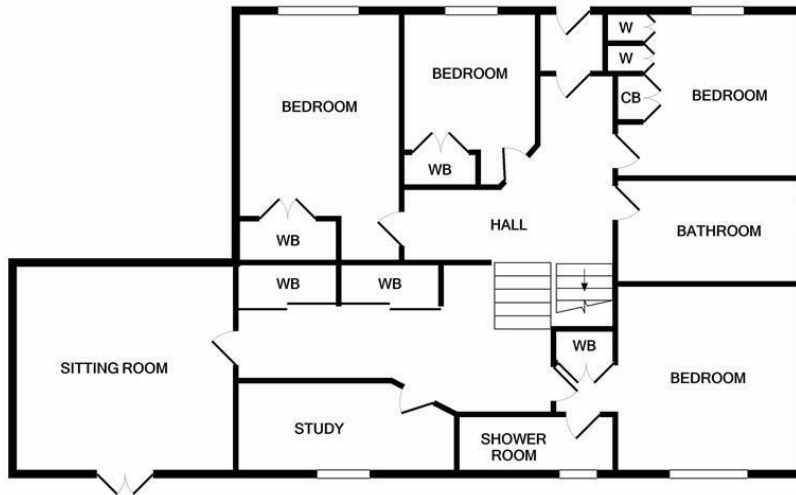


- Substantial Detached Home
- Great Location
- Gas Central Heating & Double glazing
- Modern Stylish Kitchen
- Garage and Large Driveway
- Beautiful Rear Garden





LOWER GROUND FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>84</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  | <b>65</b>               |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>Scotland</b>   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>81</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | <b>56</b>               |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>Scotland</b>   |  | EU Directive 2002/91/EC |           |