

Simple Approach



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

Offers over £324,950

Simple Approach are delighted to bring this very attractive 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 dining kitchen. In addition more living area is provided due to the beautiful conservatory and dedicated Family Room. The Property also boasts 3 good size bedrooms including a Master En-Suite and a modern family bathroom. Externally the property benefits from a double garage and onsite parking allowing for 2 - 3 cars to be accommodated comfortably. The property is set on an enviable private corner plot and enjoys views over the neighbouring rooftops from the feature decking. 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.

Formal Lounge

18'2" x 14'9" (5.55 x 4.51)

Dining area

11'6" x 12'4" (3.51 x 3.78)

Downstairs w/c

3'8" x 5'5" (1.13 x 1.67)

Kitchen

12'0" x 16'7" (3.67 x 5.06)

Second Lounge

16'4" x 13'0" (4.98 x 3.98)

Conservatory

9'3" x 10'9" (2.82 x 3.29)

Bedroom 1

13'0" x 17'6" (3.98 x 5.34)

En Suite

11'4" x 7'3" (3.46 x 2.23)

Bedroom 2

10'9" x 9'0" (3.29 x 2.76)

Bedroom 3

9'0" x 10'5" (2.76 x 3.19)

Bathroom

6'7" x 9'1" (2.01 x 2.77)

External

Externally the property benefits from a double garage and parking space which can comfortably accommodate 2 -3 vehicles. To the rear of the property there is an enviable garden space which enjoys both privacy and stunning surroundings. The dedicated decking area is perfect for enjoying the Perthshire summers whilst taking in the Fantastic views over the neighbouring rooftops.

Location

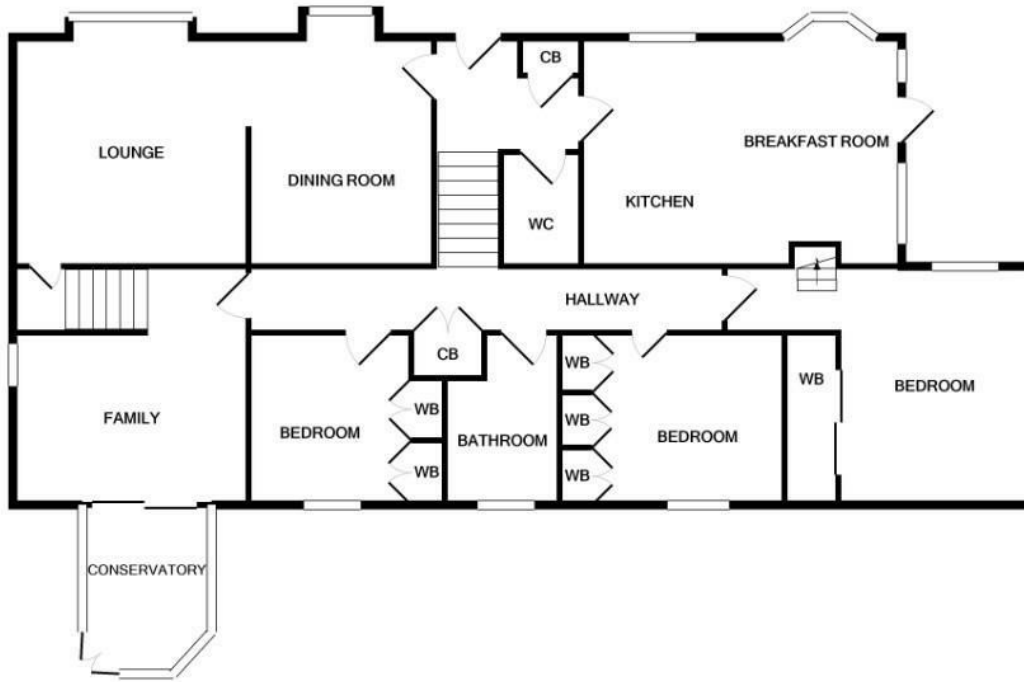
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this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





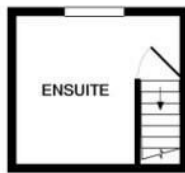
- Desirable Location
- Stunning Kitchen Diner
- Gas central Heating and Double Glazing
- Large Corner Plot
- Conservatory
- Enjoyable Views Over Neighbouring Rooftops
- Immaculately Presented Throughout
- Large Lounge and Family Room





LOWER FLOORS

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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ATTIC FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		80
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC