

Simple Approach



36 Craigie Road, Perth
Perthshire PH2 0BH

Offers over £368,000

Simple Approach are delighted to offer this very unique period property with immaculate modern interior to the Perthshire residential market. It is situated in an ideal location for those commuting to Dundee, Pitlochry, Inverness, Edinburgh, Glasgow and Aberdeen. This property is set in the prestigious area of Craigie just a short distance from Perth City Centre. This stunning property has been designed with stylish taste throughout and held to a very high standard by the current owner, comprising a bright open entrance hallway, a grand lounge with beautiful high ceilings, esse multi fuel stove and large bay windows, providing the most pleasant warm and welcoming ambiance. There is a stunning, modern fully fitted kitchen onto an adjoining sizable dining room with open fire. Further on the ground floor a WC and storage cupboard can be found. Further accommodation is provided across the first floor with four spacious bedroom, a stunning family bathroom with shower over bath facility and hall cupboard. This property has so much to offer and is the ideal purchase for any growing family or buyer looking for a great amount of living space, seeking modern and peaceful living in a fantastic, highly sought-after area. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful home on offer at this exceptional property.

Lounge 1

13'1" x 18'0" (3.99 x 5.51)

Lounge 2

10'10" x 14'7" (3.32 x 4.46)

Dining Area

12'11" x 11'4" (3.95 x 3.46)

Kitchen

12'6" x 11'10" (3.83 x 3.62)

Downstairs Shower Room

11'3" x 2'7" (3.45 x 0.79)

Bathroom

9'3" x 4'7" (2.84 x 1.42)

Bedroom 1

12'11" x 6'2" (3.95 x 1.88)

Bedroom 2

9'10" x 6'2" (3.0 x 1.9)

Bedroom 3

17'5" x 10'10" (5.33 x 3.32)

Bedroom 4

14'6" x 10'11" (4.43 x 3.33)

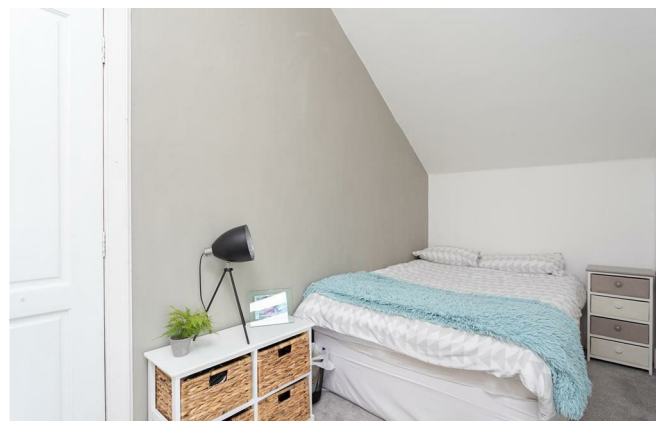
Location

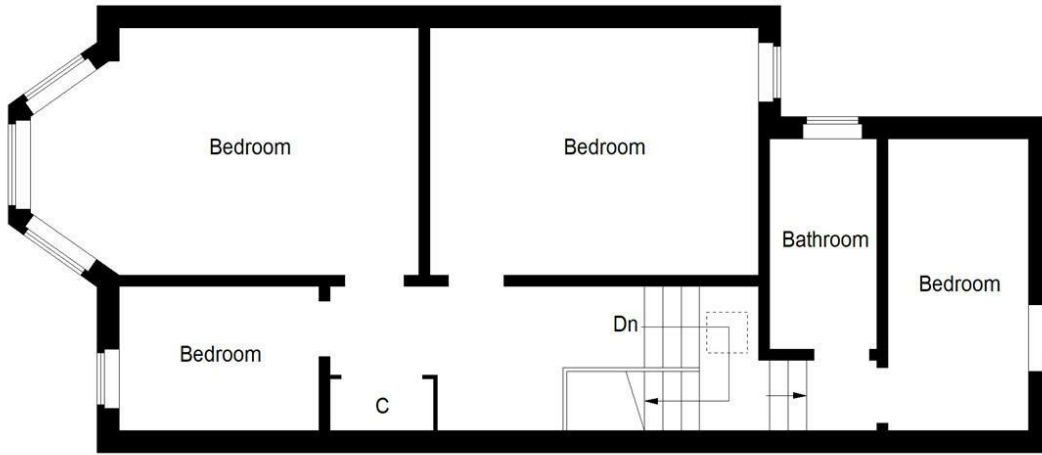
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow. The property also benefits from being a short walk from the Cherrybank Inn, with local dog walks around Buckie Braes and a regular bus route into town just minutes away.



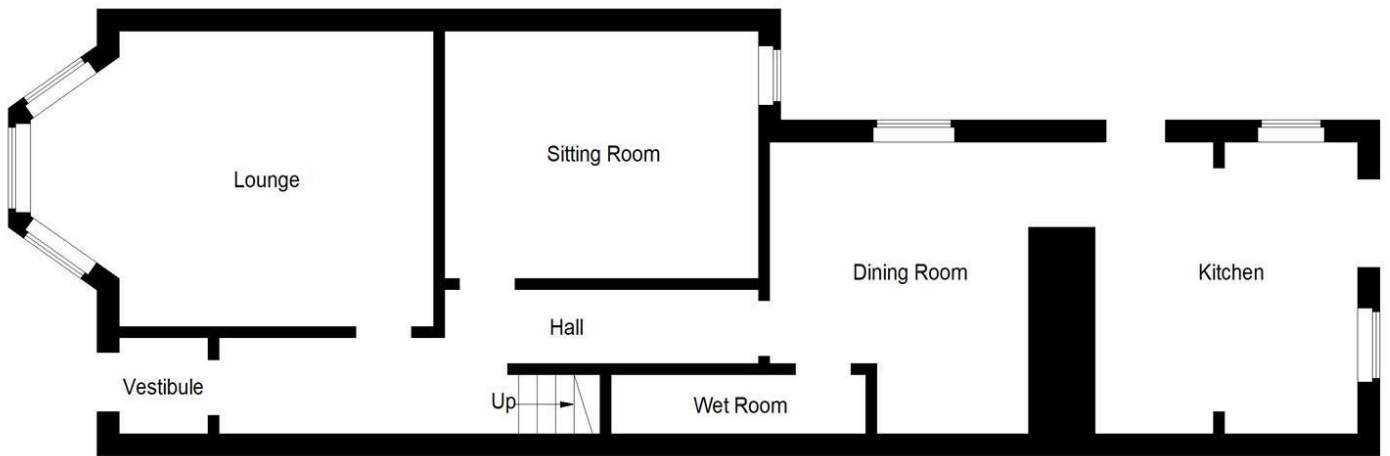


- Stunning Four/Five Bedroom Traditional Property
- Immaculate Move-In Condition
- 7KW Electric Car Charger
- Phillips Hue lighting System, Tado heating System, Ring Security System
- Highly Sought After Craigie Location
- Flat Roof Section Replaced Last Year
- Private Driveway And Fully Enclosed Rear Garden
- Summer House With Electricity And WIFI
- Option For The Second Lounge To Be A Fifth Bedroom





First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Scotland		EU Directive 2002/91/EC	