

42 Crammond Place

PERTH, PH1 3BN



Beautifully presented three bedroom villa with dining kitchen and a utility room. Nice gardens to the back and front.



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McEwan Fraser Legal is delighted to offer to the market this excellent family home in a popular area. This mid-terraced, three-bedroom property offers spacious living accommodation over two floors. The property has the added benefit of a front and rear garden that is ideal for relaxing, entertaining or for a summer barbecue.

THE LOUNGE



This home is in excellent order throughout and is presented in an immaculate condition, ready for the lucky buyer to walk into. The property comprises an entrance vestibule that leads into the hallway. The bright and spacious lounge sits to the front of the house with a large window letting in an abundance of natural daylight.

THE KITCHEN



A generous dining kitchen area is to the rear of the house with a range of base and wall units, with hob, cooker hood, and a built-in double oven. There is a utility area just off the kitchen to the back door with plumbing for a washing machine and space for the tumble dryer.





On the upper level of this home is the family shower room with shower cubicle, WC and basin with vanity unit. There are three bedrooms. The master bedroom is located to the front of the property with ample space for bedroom furniture.

BEDROOM 1



BEDROOM 2



BEDROOM 3



SHOWER ROOM

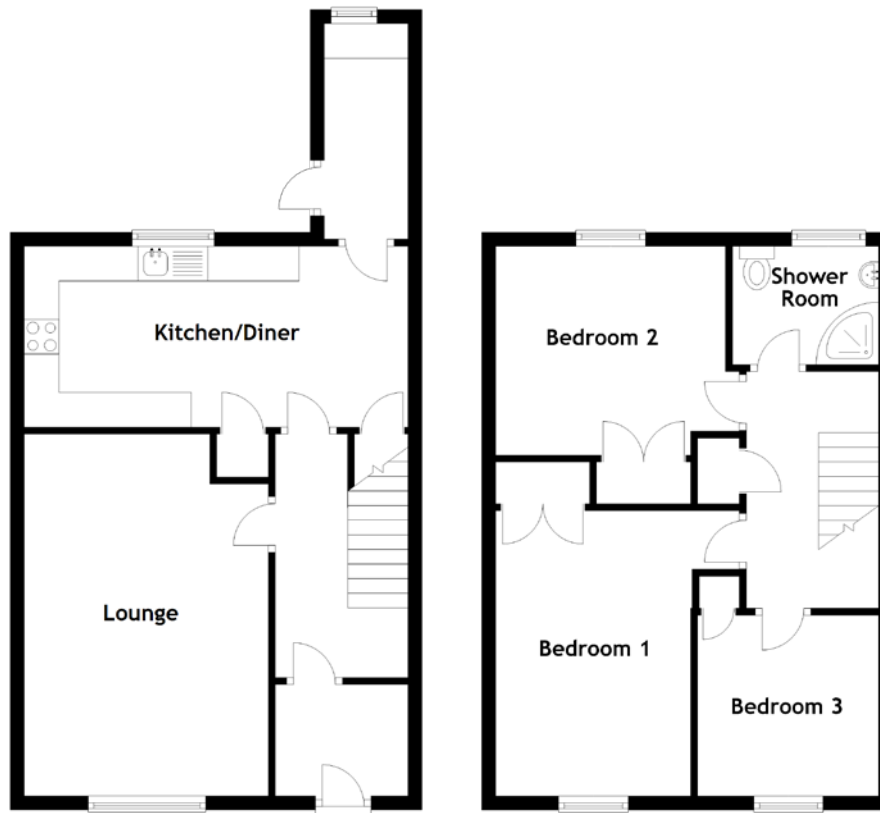


Externally there is a front and rear garden, which is easily maintained.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

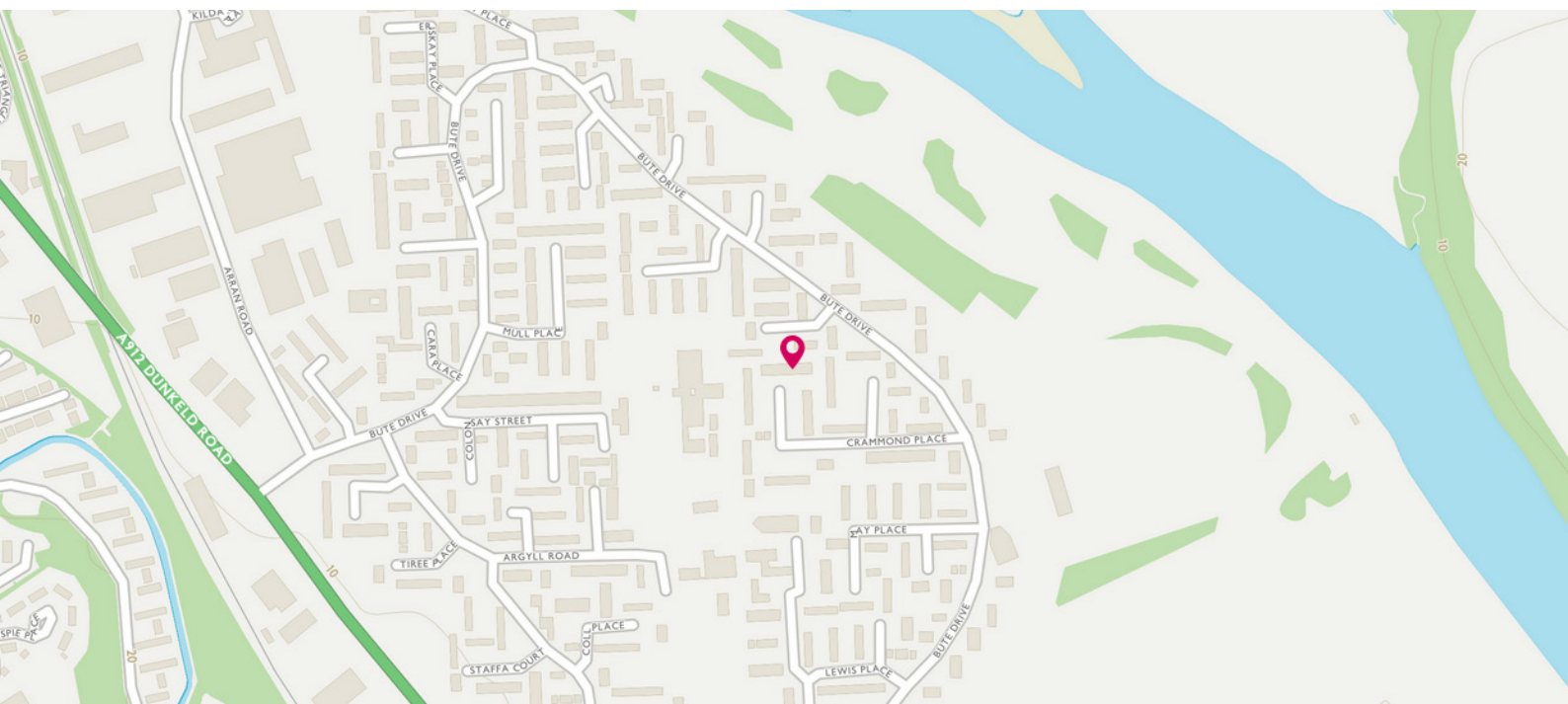


Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.50m (11'6")
Kitchen/Diner	5.50m (18'1") x 2.60m (8'6")
Bedroom 1	4.10m (13'5") x 3.50m (11'6")

Bedroom 3	2.60m (8'6") x 2.60m (8'6")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Shower Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 90m²
EPC Rating: C



THE LOCATION

Sitting on the west banks of the River Tay, Perth is a consistent winner of the Beautiful Britain award. It is home to a community of eclectic retailers, atmospheric eateries, a bustling shopping centre, a Theatre and a Concert Hall.





In Perth city centre you can shop, eat and be entertained. The city centre offers all social and cultural facilities. There is a wide range of independent shops as well as some of the high street brands. Perth Racecourse is very popular with some of the finest jockeys, horses, owners and trainers from the UK and Ireland. Perth's railway and bus stations can be found within the City providing many useful commuter links. The picturesque North Inch Parklands are also close by.



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