

# 3 Northbank

CRAIGIE PLACE, PERTH, PH2 0BB



DETACHED VILLA WITH  
FOUR BEDROOMS



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Part exchange is available, ask us if we can make your next move an easy one. Northbank Craigie is an exclusive small development set within a private entrance with a drive flanked by pillars. The house sits on a substantial plot and offers a superb opportunity to create the home of your dreams as the house would benefit from some modernisation and upgrading.

The rooms are elegantly proportioned. The large kitchen and dining room offer a dual aspect and the wood flooring adds a solid feeling to the room. A door from the kitchen reveals an excellent-sized utility and boot room, where another door leads to the garden. The lounge also has space for a dining table, desk, or piano, and French doors open to the patio. The ground floor offers a guest cloakroom with a toilet and a wash hand basin. A staircase leads to the upper floor with four bedrooms and the family bathroom. The bathroom is modern with a white three-piece suite including a vanity unit and there is a shower over the bath with a curved screen. Storage is plentiful.

Externally there is a garage to the side of the house and a large workshop to the rear along with a poly-tunnel, and dog kennels and run. There is also land pertaining to the property that can have a garage built on it as per the title deeds. This home is not in a chain and viewing is advised.

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**Kitchen/Diner**







## Utility & WC







**Bedroom 1**





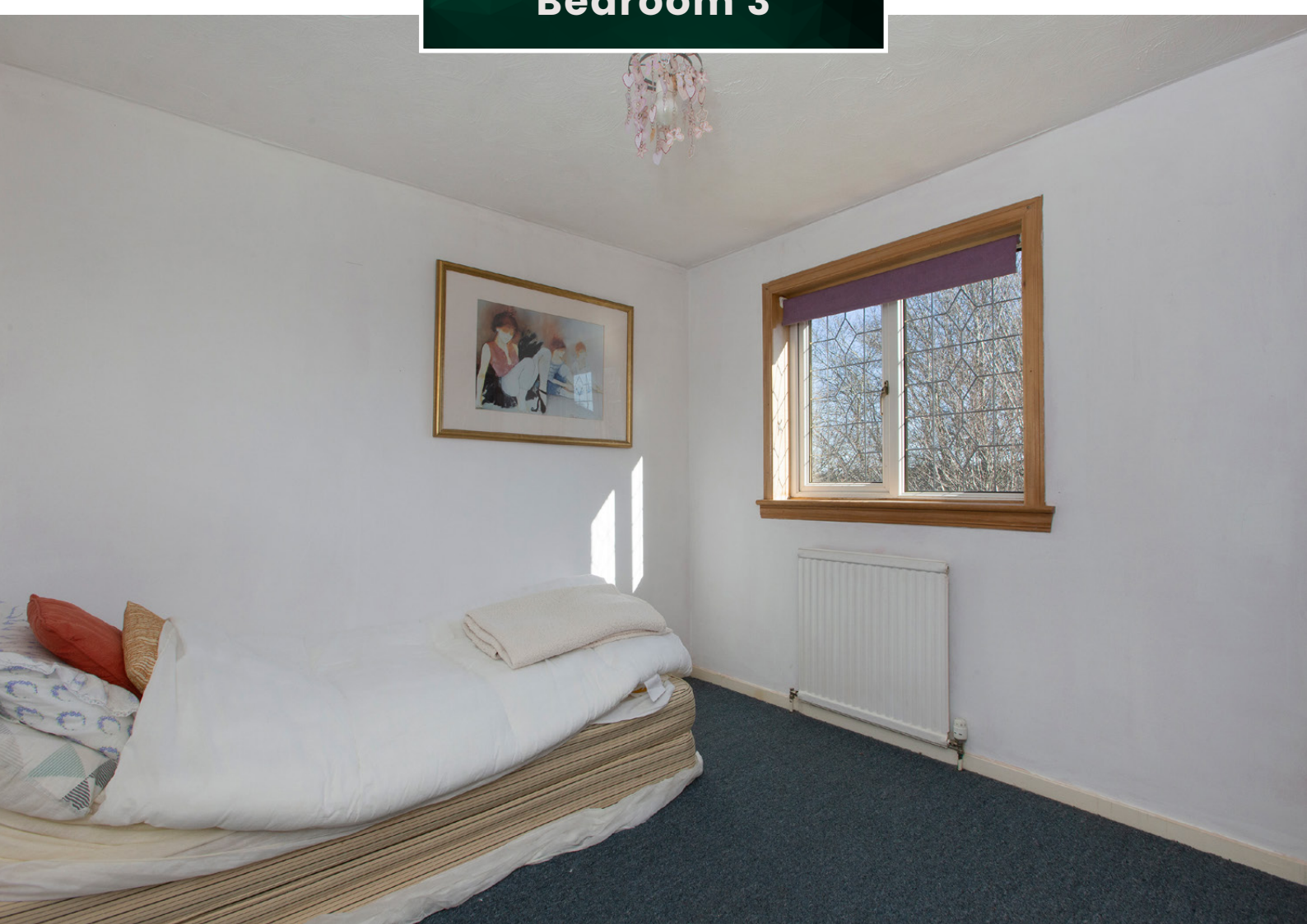


**Bedroom 2**





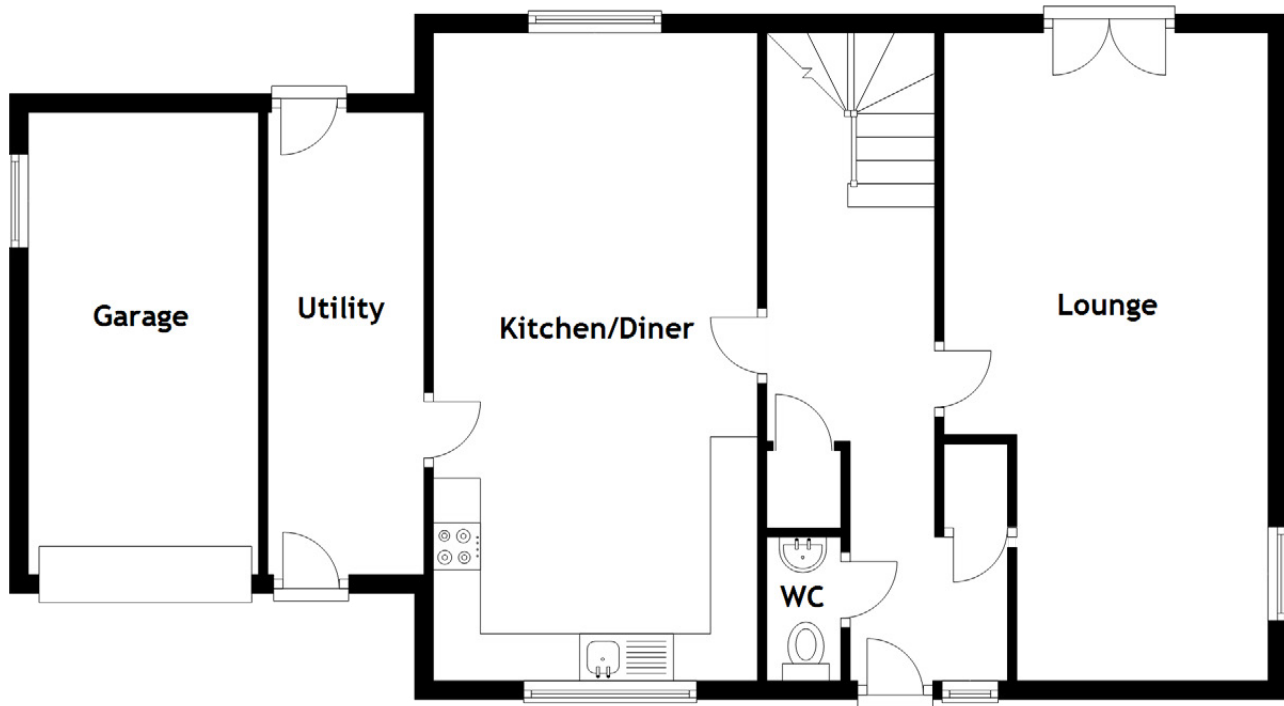
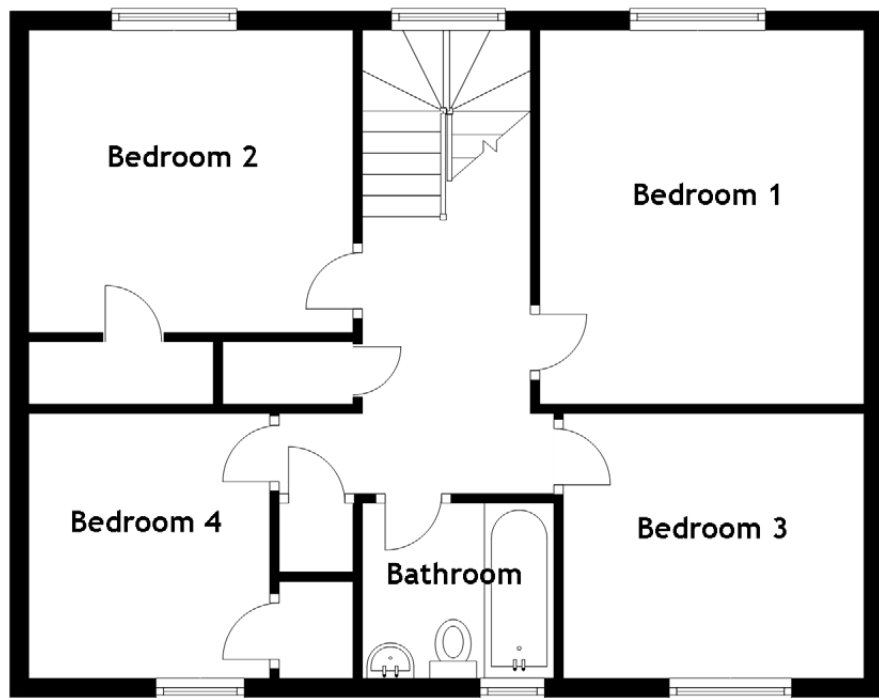
**Bedroom 3**





**Bedroom 4**





Approximate Dimensions  
(Taken from the widest point)

Lounge	6.89m (22'7") x 3.45m (11'4")	Bedroom 3	3.20m (10'6") x 2.81m (9'3")
Kitchen/Diner	6.89m (22'7") x 3.45m (11'4")	Bedroom 4	2.81m (9'3") x 2.57m (8'5")
Utility	4.91m (16'1") x 1.66m (5'6")	Bathroom	2.04m (6'8") x 1.86m (6'1")
Garage	4.91m (16'1") x 2.45m (8'1")		
Bedroom 1	3.98m (13'1") x 3.45m (11'4")	Gross internal floor area (m <sup>2</sup> ): 134m <sup>2</sup>	
Bedroom 2	3.45m (11'4") x 3.22m (10'7")	EPC Rating: C	



**The Garden**

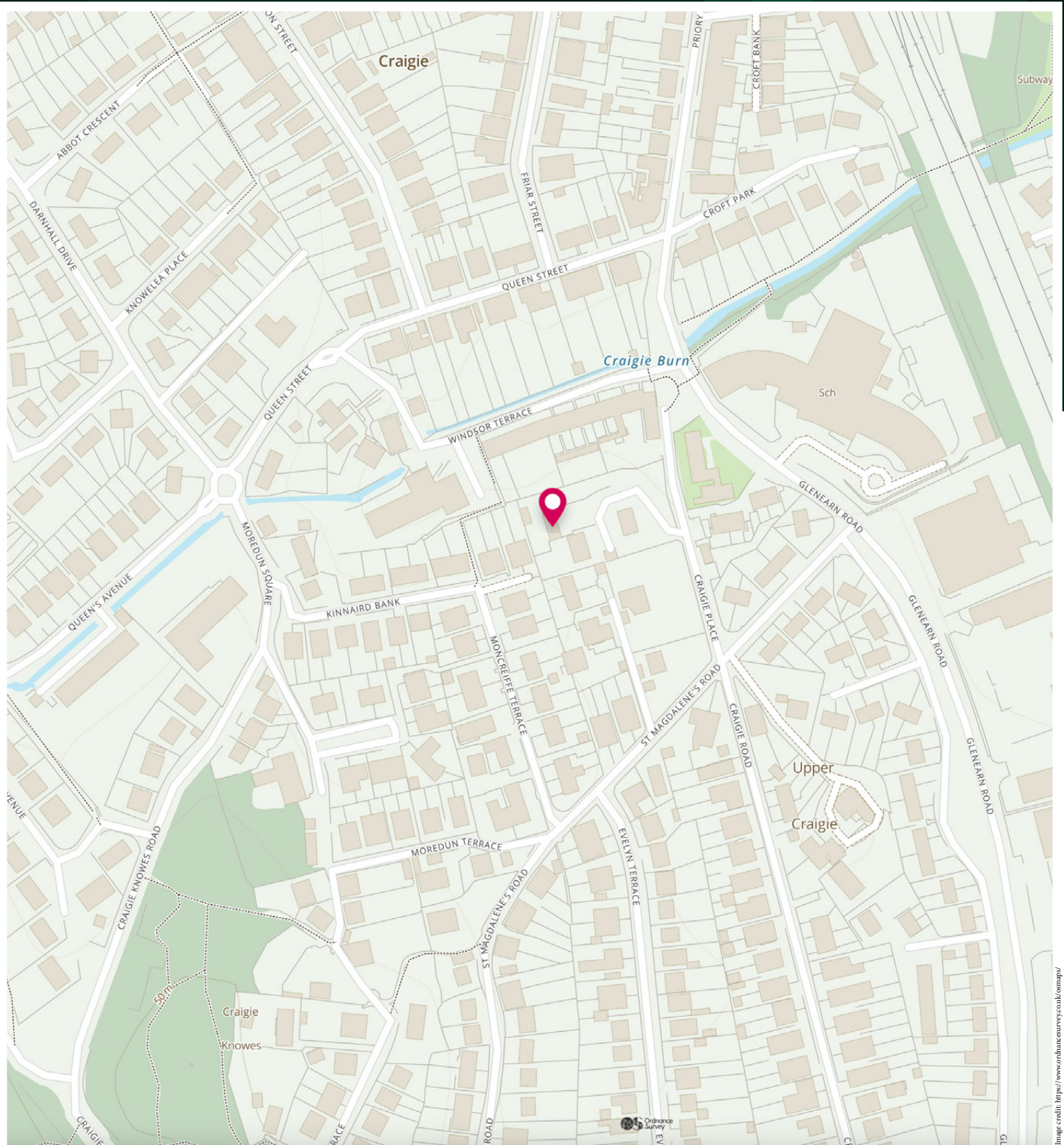






Situated to the South of the city, Craigie has long been regarded as one of the most desirable areas of Perth and offers various local amenities close by including a large supermarket, primary schools, nurseries, and eateries. Perth's railway and bus stations can also be found within walking distance, as well as the picturesque South Inch Parklands and the golf course. Craigie offers all the amenities required for daily life with easy access to the City Centre and the motorways South and East. Local shopping is well utilized. Perth is situated in the heart of Scotland and 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 the Concert Hall. In Perth city centre you can shop, eat and be entertained. The city centre offers all social and cultural facilities along with a wide range of independent shops and some of the major high street brands.

## The Location



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