



10 CRAIGIE VIEW PERTH



***SUBSTANTIAL DETACHED VILLA,
QUIET CUL DE SAC SETTING IN MUCH SOUGHT
AFTER SUBURB OF CRAIGIE.***

***OFFERS AROUND £260,000
HOME REPORT AVAILABLE***

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**Perthshire Solicitors
Property Centre**



ACCOMMODATION

HALL

SITTING ROOM

GARDEN ROOM

**DINING ROOM OPEN PLAN TO
KITCHEN**

MASTER BEDROOM

ENSUITE SHOWER ROOM

THREE FURTHER BEDROOMS

BATHROOM

FEATURES

GAS CENTRAL HEATING

'TILT & TURN' DOUBLE GLAZING

SMOKE ALARMS

DRIVEWAY

DOUBLE GARAGE

EXTERIOR LIGHTING

SECURITY ALARM

General Description

This substantial detached villa was built in 2000 to a traditional construction by the well known house builders, Bryant Homes. Built to the Earlsford design, this property offers a rare opportunity to purchase an outstanding family home in the well established and much sought after superb of Craigie. An attractive and unusual feature is the garden room accessed directly from the reception hall. The open plan dining room and kitchen is also worth noting, ideal for entertaining. Viewing is essential to appreciate this superb property.

Craigie View is a small development of similar sized properties set in a cul de sac with outstanding views across the city to Kinnoull and the mountains to the north. The area is served by a well respected primary school and there is a good range of shops within Craigie with Tesco Superstore being a short drive away on Edinburgh Road. Perth centre has all the usual amenities associated with a small yet vibrant city.

DIRECTIONS

On leaving Perth city centre travel along Marshall Place (borders South Inch Park). Just before the rail bridge goes over the road turn left into St Leonard's Bank. At the traffic lights at Craigie Cross turn left into Priory Place, then next right Queen Street. At the second roundabout take a left into Craigieknowes Road and at the second mini roundabout take a right into Craigie View.

Accommodation in more detail:-

RECEPTION HALL

The main entrance gives access to the reception hall and contains the stairway to the upper floor. Low level electrics cupboard. Radiator.



CLOAKROOM

Fitted with a white WC and vanity wash hand basin. High level double glazed window. Radiator.

SITTING ROOM

18' 8 x 10' 8 (5.69m x 3.25m)

Double doors from the hall lead into a comfortable sitting room with double glazed windows on two aspects. Traditional style fireplace with custom built mantle piece, tiled hearth and side panels with cast iron basket housing an electric focal fire. Two radiators.



GARDEN ROOM

9' 3 x 8' 5 (2.82m x 2.57m)



Folding doors with etched glass panels lead directly into the garden room. Glazed on three sides on a dwarf wall with French doors out to the patio and garden. Etched glazing replicated to match.



DINING ROOM & KITCHEN
24' 8 x 12' 0 (7.52m x 3.66m)



The dining room and kitchen are open plan, well designed for family life and for more formal entertaining. The kitchen is fitted with an excellent range of cabinets with matching work surfaces including a breakfast bar and splash tiling. Stainless steel sink unit below the rear facing double glazed window next to the half glazed rear door. Double electric fan assisted oven/grill, gas hob with extractor over, dishwasher, washer dryer, fridge and freezer.



The dining room has a box bay window overlooking the front lawn. Double doors lead to the reception hall. Two radiators.

UPPER FLOOR

A galleried upper hall with an attractive balustrade. Double glazed window to the front. Linen cupboard containing the hot water cylinder. Hatch to attic. Radiator.

MASTER BEDROOM

11' 0 x 10' 10 (3.35m x 3.30m)

The master bedroom is situated to the front of the property with the double glazed window enjoying fine open views. Two double wardrobes to either side of the door to:



EN SUITE SHOWER ROOM

7' 0 x 6' 0 (2.13m x 1.83m)

Recently re tiled and fitted with a new shower in the existing cubicle. Wash hand basin and WC in a vanity unit with additional open display shelving. Rear facing double glazed window. Radiator.



BEDROOM

13' 0 x 9' 6 (3.96m x 2.90m)

A lovely guest bedroom with a double glazed window overlooking the garden. Double wardrobe. Radiator.



BEDROOM

10' 0 x 9' 0 (3.05m x 2.74m)

Double bedroom to the front enjoying the super views over the city. Presently used as a study. Double wardrobe with hanging rail and shelf above. Radiator.



BEDROOM

10' 4 x 6' 0 (3.15m x 1.83m)

Presently used as a hobby room but equally suitable as a bedroom. Deep over-stairs cupboard. Rear facing double glazed window. Radiator.

BATHROOM

9' 10 x 5' 8 (3.00m x 1.73m)

A spacious bathroom beautifully finished with ceramic tiling to dado level. Fitted with a WC and wash hand basin in a vanity unit. Bath with shower attachment and glazed screen. Side facing double glazed window. Radiator.



GARAGE

The double garage stands apart and attached to the garages of the adjacent property. Twin 'Up and Over' doors, power and light. Rafter storage.

EXTERNAL

The property sits in an elevated position, open plan to the front and laid to lawn and well established shrub borders. The terraced rear garden is on a very sunny southerly aspect with a patio area immediately outside the French doors from the garden room. Laid largely to lawn with deep shrub and flower borders.



ITEMS INCLUDED

All floor coverings, light fittings and blinds where fitted.



VIEWING

Full details of this property can be viewed on our website: www.kippencampbell.com and at pspc.co.uk. To arrange to view please contact Kippen Campbell Property Services, 7 South St John's Place, Perth. Telephone 01738 638283. Viewing can also be arranged via Perthshire Solicitor Property Centre when this office is closed. Saturday 1 pm to 4 pm: Sunday 12 noon to 3 pm. Telephone 01738 635301

NOTE

Any electrical appliances including any central heating systems are not warranted by the agents. Purchasers should satisfy themselves as to their condition. The measurements have been taken by an ultrasonic distance measurer and are therefore approximate.

While the sales particulars are believed to be correct, they are not guaranteed by the centre, or Solicitors, and do not form part of any offer to sell. Prospective purchasers should note that neither the centre nor the solicitors can guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting or surveying properties which have been sold or withdrawn.



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