



42a Allison Crescent, Perth, PH1 2US
Offers over £127,000

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- Modern ground floor flat
- Open-plan lounge/kitchen/diner
- Double glazing
- Allocated off-street parking
- Very energy efficient
- 2 double bedrooms
- Gas central heating
- Secure entry system
- Move-in condition
- Easy access to travel links

This attractive 2 bedroom flat is presented in move-in condition and enjoys a convenient location within easy reach of excellent travel links and the SSE Headquarters. Positioned on the ground floor, this highly energy efficient home also features gas central heating, double glazing, secure entry system and allocated off-street parking, the white goods are also integrated and will be included in the sale.

The accommodation consists of an entrance hallway with storage cupboard, a large open-plan lounge/kitchen/diner, a modern shower room and two double bedrooms. Externally there is a private parking space for one car and additional visitor parking.

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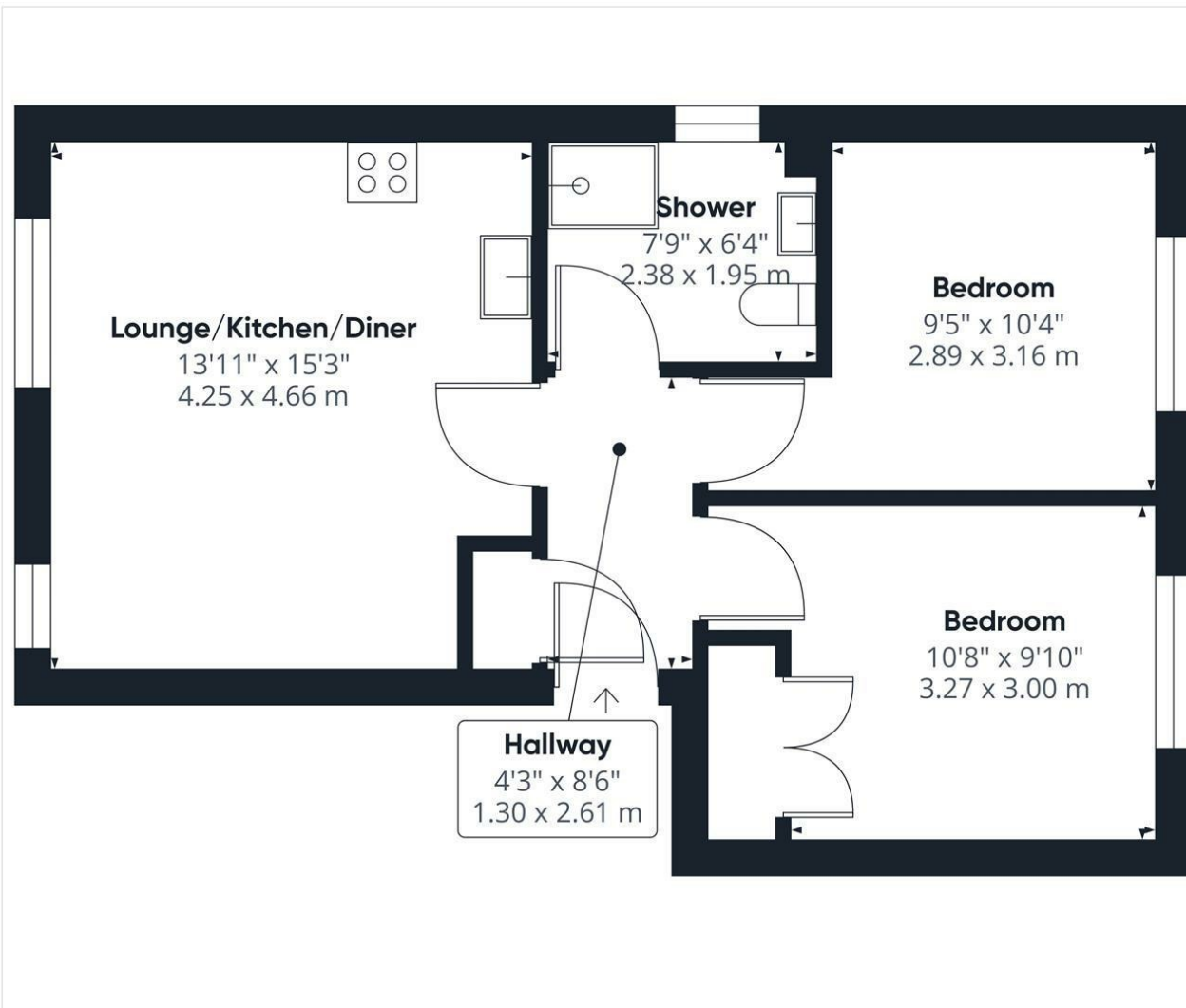


Location

The property is located within the popular Tulloch area of Perth. Within walking distance there are a number of amenities including a regular bus service, playparks, local supermarket and the newly completed Tulloch Primary School. Road links give easy access to the city centre, Crieff Road, dual-carriageway and SSE Headquarters at Inveralmond.





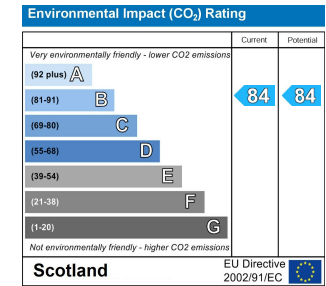
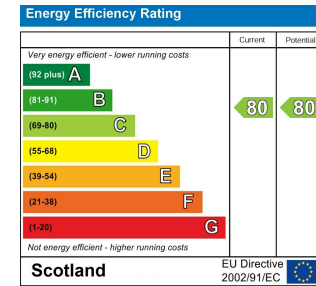
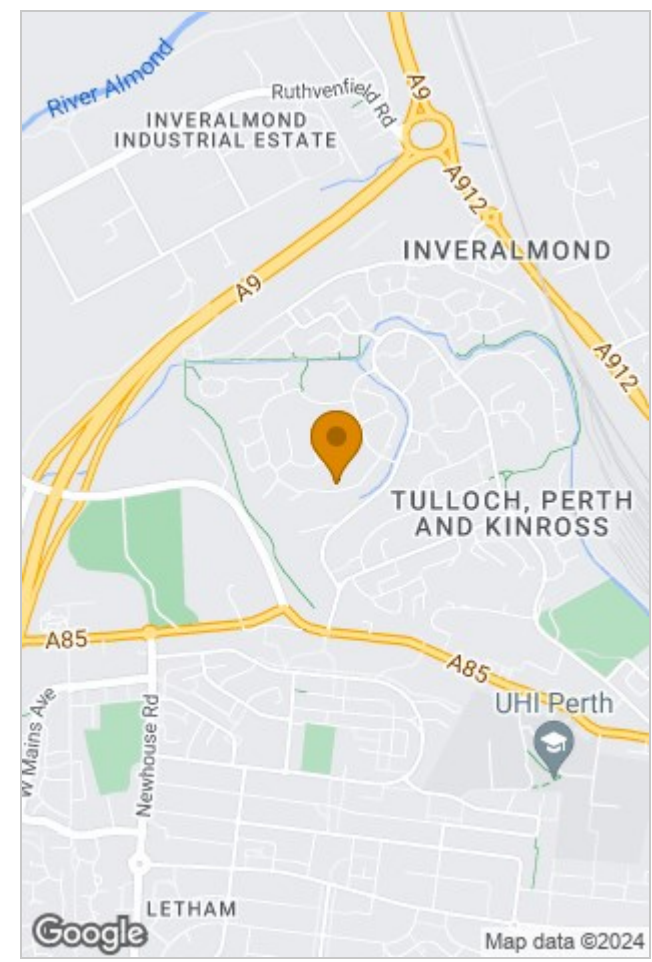


Approximate total area⁽¹⁾
541.49 ft²
50.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

