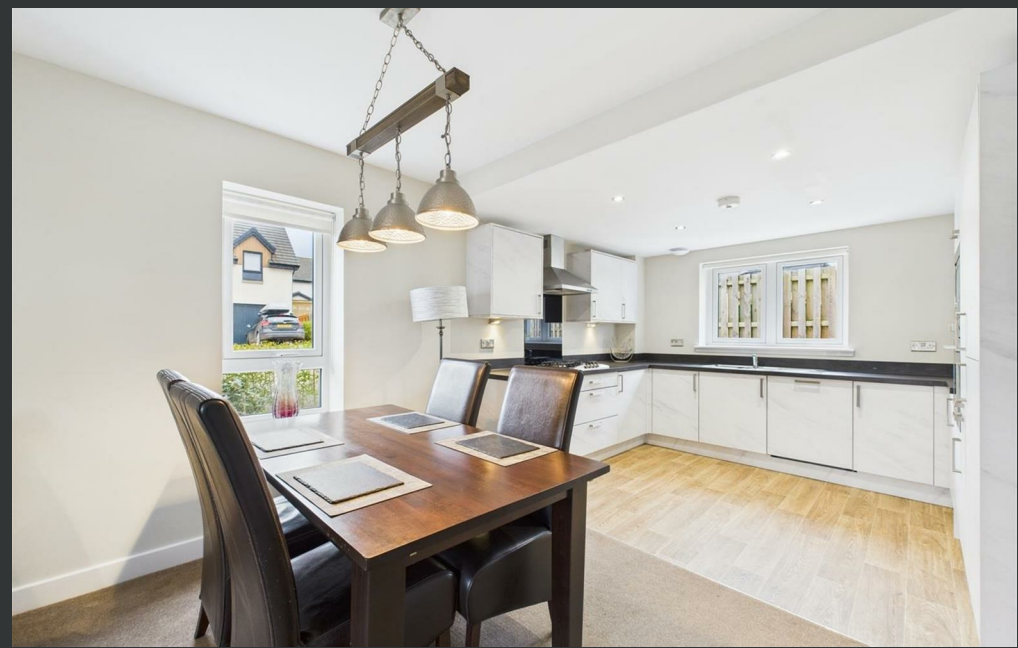
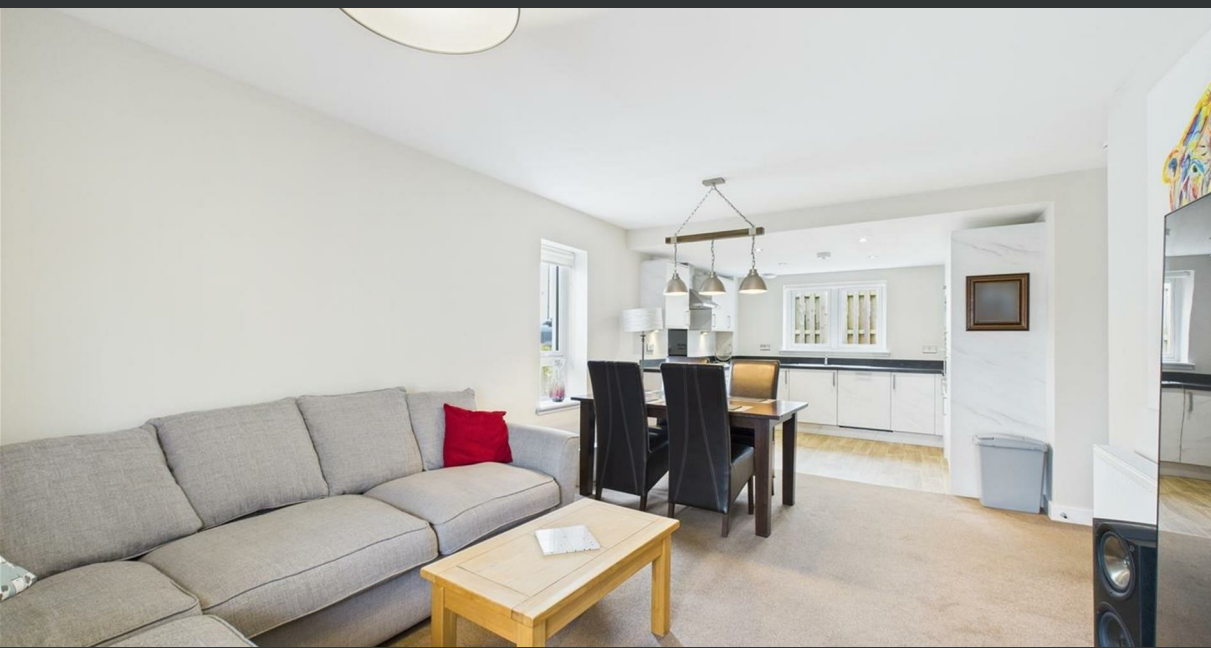




2 Croll Gardens, Perth, PH1 0AD
Offers over £168,500

 **2**  **2**  **1**  **B**



2 Croll Gardens Perth, PH1 0AD

- Modern ground-floor apartment in excellent condition
- Two double bedrooms, one with an en-suite shower room
- Excellent storage throughout the property
- Private residents' parking included
- Well-maintained communal areas
- Spacious open-plan kitchen and living area
- Stylish family bathroom with high-quality fittings
- Secure entry system for added safety
- Gas central heating and double glazing
- Convenient location near shops, parks, and transport links

This beautifully presented ground-floor apartment in Croll Gardens is a modern and stylish home, offering move-in-ready accommodation in a sought-after residential development. The property is designed for comfortable living, with spacious interiors and excellent storage throughout. The open-plan kitchen and living area is bright and welcoming, perfect for both relaxing and entertaining. The kitchen is well-equipped with sleek base and wall units, quality appliances, and generous worktop space. The principal bedroom benefits from a built-in wardrobe and a contemporary en-suite shower room, while the second double bedroom is also well-sized and served by a modern family bathroom.

Further highlights include gas central heating, double glazing, and secure entry, ensuring year-round comfort and peace of mind. Externally, the property benefits from private residents' parking and well-maintained communal areas. Situated in a quiet yet well-connected location, the apartment is close to local shops, parks, and public transport links, making it ideal for first-time buyers, downsizers, or buy-to-let investors. With immaculate interiors and fantastic storage, this is a perfect home for those seeking modern, low-maintenance living in Perth.



Offers over £168,500



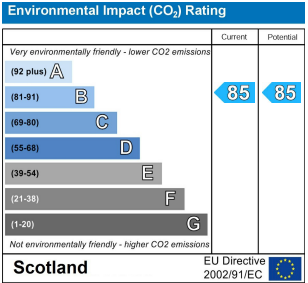
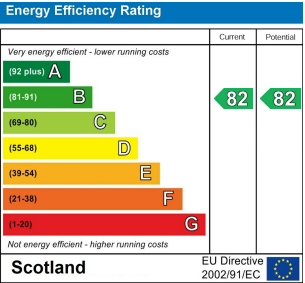
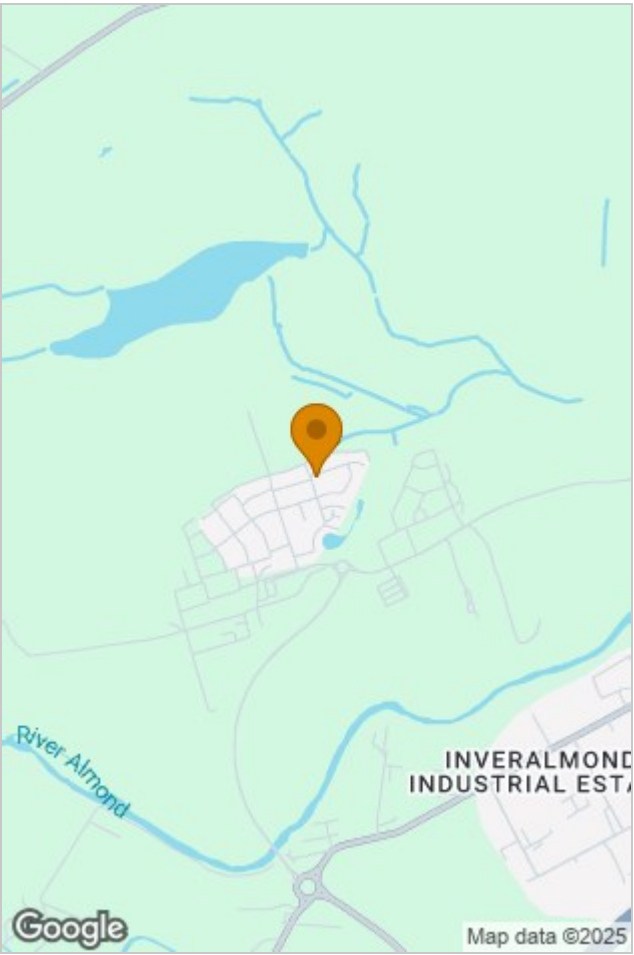
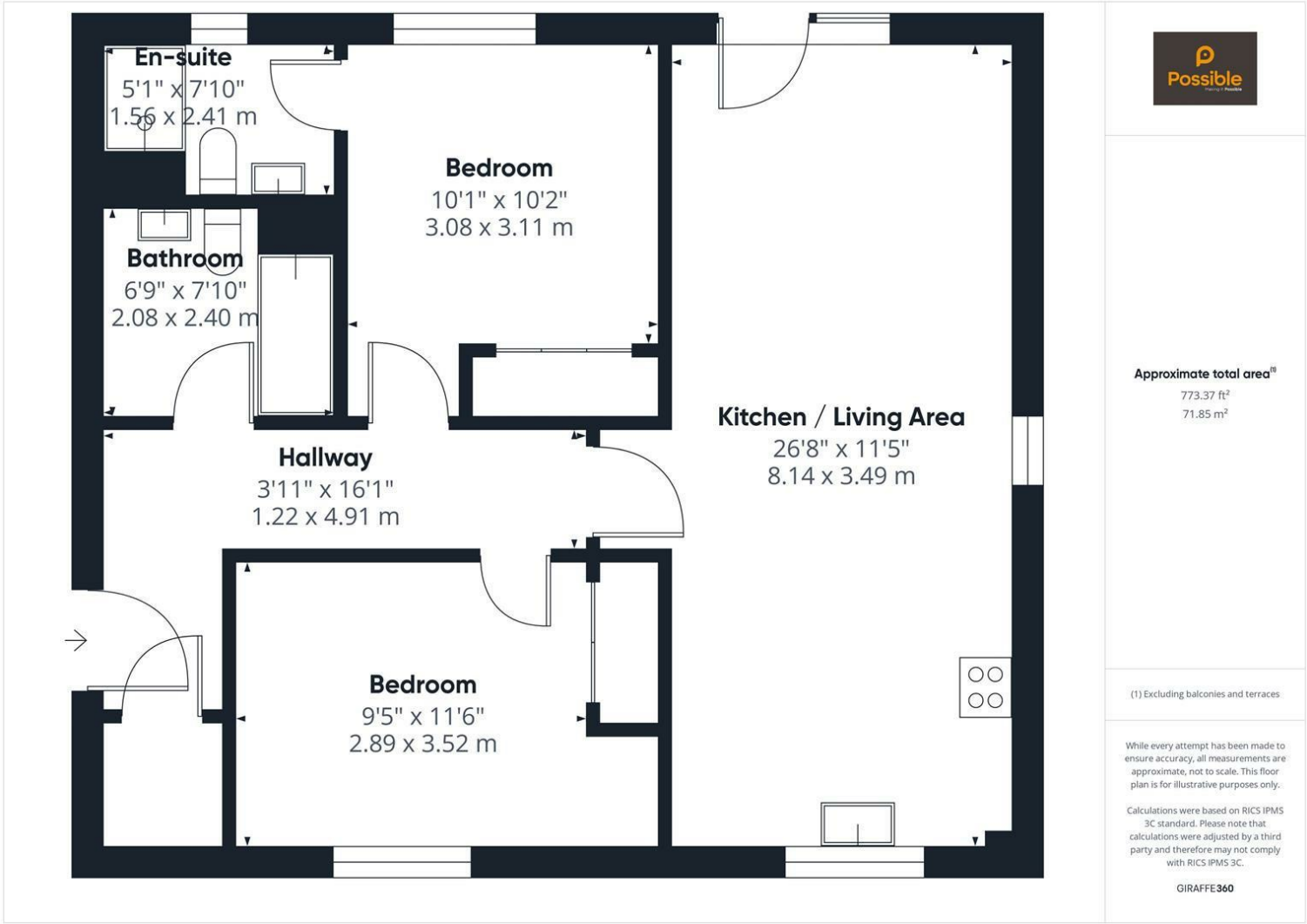


Location

Croll Gardens is a modern and desirable residential area in Perth, offering a peaceful yet well-connected setting. Located just a short distance from Perth city centre, residents enjoy easy access to local shops, supermarkets, and leisure facilities. The area is well-served by public transport and offers convenient road links for commuting. Nature lovers will appreciate nearby parks, green spaces, and scenic walks. With excellent schools, healthcare services, and community amenities close by, Croll Gardens is an ideal choice for young professionals, families, and retirees looking for a modern, well-connected place to call home.







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.