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Offers Around £95,000







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4c Glenshee Crescent,  
Perth PH2 0AL



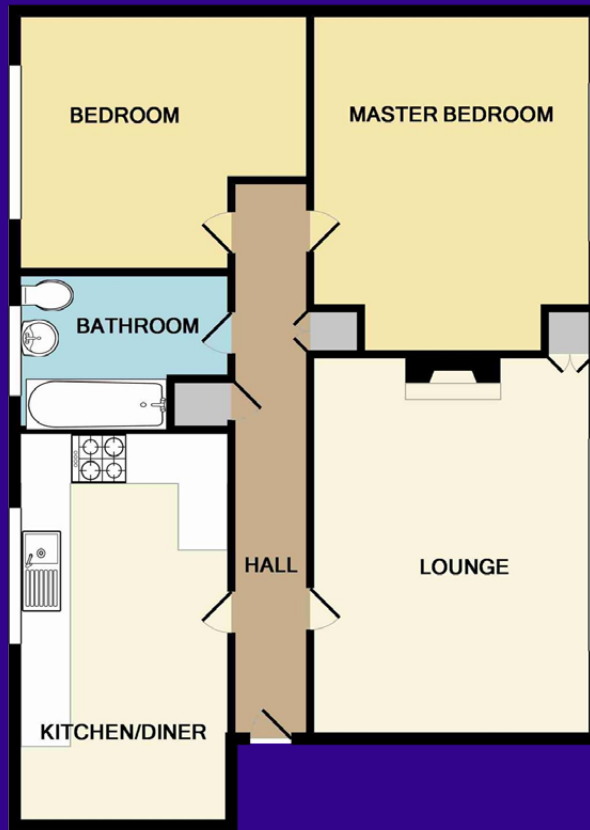
- First Floor Flat
- Sought After Location
- Lounge
- Modern Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Ample Storage
- Double Glazing
- Gas Central Heating
- Garden

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This is an exceptionally well appointed first floor flat (first floor right) located in the much sought after Craigie area of Perth. It enjoys a fine residential cul-de-sac setting with views to Kinnoull Hill. The convenience of the location enables easy access to local amenities, including primary schooling, convenience shops, supermarket and commuter bus service. Craigie is also situated within close proximity of the M90 motorway providing excellent commuter access.





## Accommodation (measurements are approx)

Lounge	15'4" x 11'4"	(4.6m x 3.4m)
Dining Kitchen	15'10" x 8'6"	(4.8m x 2.5m)
Master Bedroom	12'1" x 11'4"	(3.6m x 3.4m)
Bedroom	12'4" x 10'5"	(3.7m x 3.1m)
Bathroom	8'6" x 6'4"	(2.5m x 1.9m)
Garden		

The property offers comfortable, spacious and easily maintained accommodation and is presented in first class order throughout. Accommodation comprises: lounge with attractive feature fire, recently installed modern fitted kitchen diner with ample storage space, two good sized double bedrooms and a family bathroom with white three piece suite and instant shower over the bath. Ample cupboard space is provided as well as attic storage space, and all floors are laid in oak. The property benefits from gas fired central heating and fully double glazed windows.

Neat manageable gardens, laid mainly in lawn, extend to the front and rear. There is also a useful private storage shed located in the lower level of the block as well as a private clothes drying area to the rear.



### Aberdeen

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Aberdeen  
AB11 6EN

Tel: 01224 452750

### Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

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