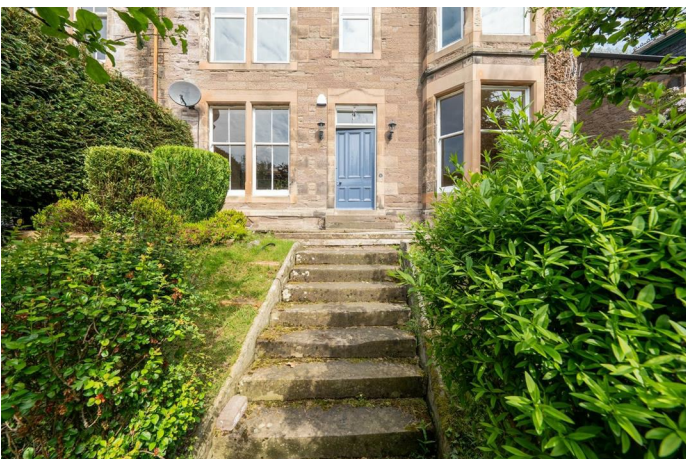


Simple Approach



**6 Croft Park, Perth  
PH2 0DX**

**Offers over £299,950**

Simple Approach are pleased to offer this charming ground floor apartment on Croft Park to the Perthshire residential sales market. Set within the ever desirable area of Craigie, Perth this lovely home comes to the market in great move in condition and offers spacious accommodation throughout. The property is conveniently placed for access to all good local amenities including city centre shopping, schooling, parklands and rail station. Croft Park comprises of a welcoming entrance, a useful utility room, three generous bedrooms two of which have ensuite shower rooms, a charming lounge with beautiful original features and a large bay window, an open plan fitted kitchen / dining area and a sizeable family bathroom. Externally the property enjoys an impressive private rear garden – perfect for summer. Croft Park due to its excellent location and fantastic move in condition lends itself to a wide range of buyers including growing families or mature couples seeking a very well located property in one of Perth's most sought after areas. Viewing is essential to appreciate all that Croft Park has to offer.

### Lounge

17'8" x 14'4" (5.4 x 4.38)

### Kitchen / Diner

18'9" x 17'9" (5.73 x 5.42)

### Master Bedroom

11'8" x 16'0" (3.57 x 4.88)

### Ensuite Shower Room

3'11" x 7'4" (1.20 x 2.26)

### Utility Room

7'6" x 5'6" (2.30 x 1.70)

### Bedroom Two

7'10" x 15'10" (2.41 x 4.84)

### Ensuite Shower Room

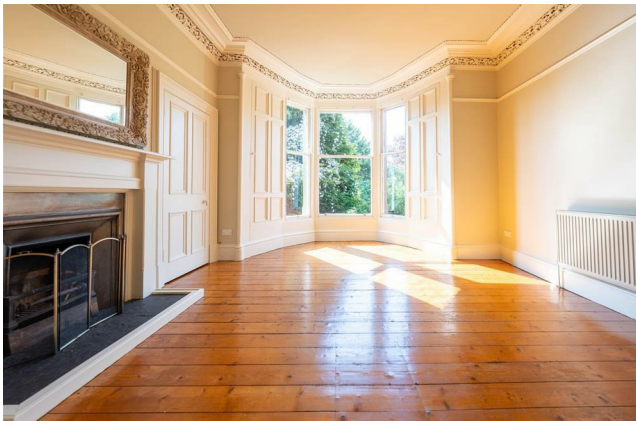
10'10" x 3'11" (3.31 x 1.21)

### Bedroom Three

11'1" x 12'6" (3.39 x 3.83)

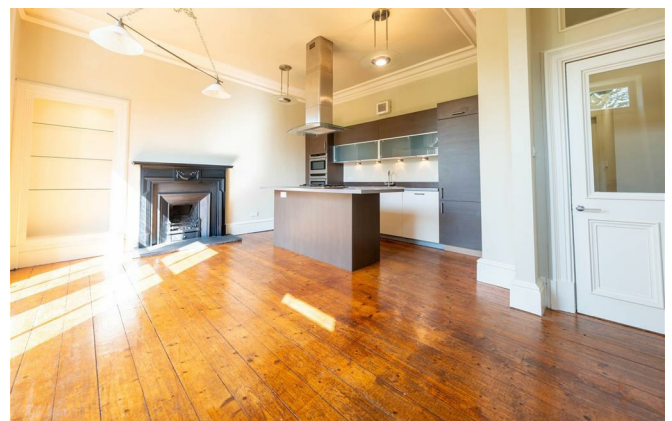
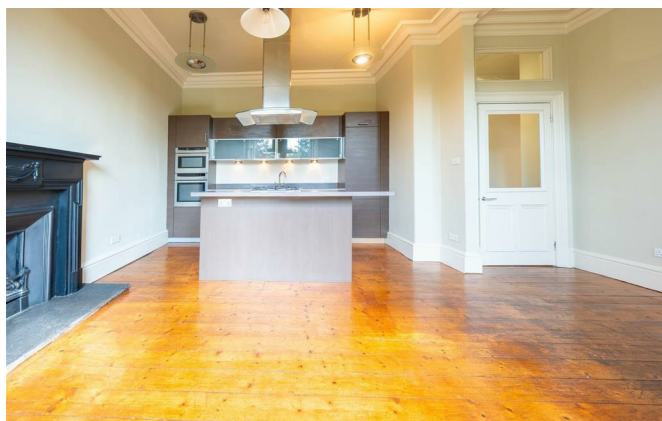
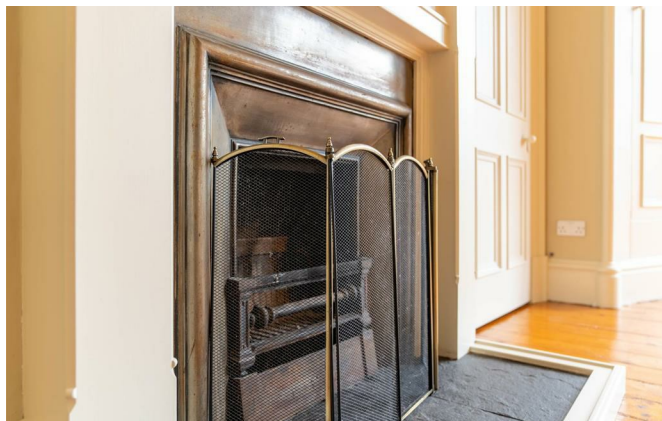
### Bathroom

8'3" x 10'6" (2.54 x 3.21)





- Ground Floor Very Well Presented Flat
- Three Generous Bedrooms
- Two Ensuite Shower Rooms
- Sizeable Lounge With Beautiful Original Features
- Open Plan Fitted Kitchen / Dining Area
- Impressive Private Rear Garden
- Gas Central Heating
- Highly Sought After Craigie Location



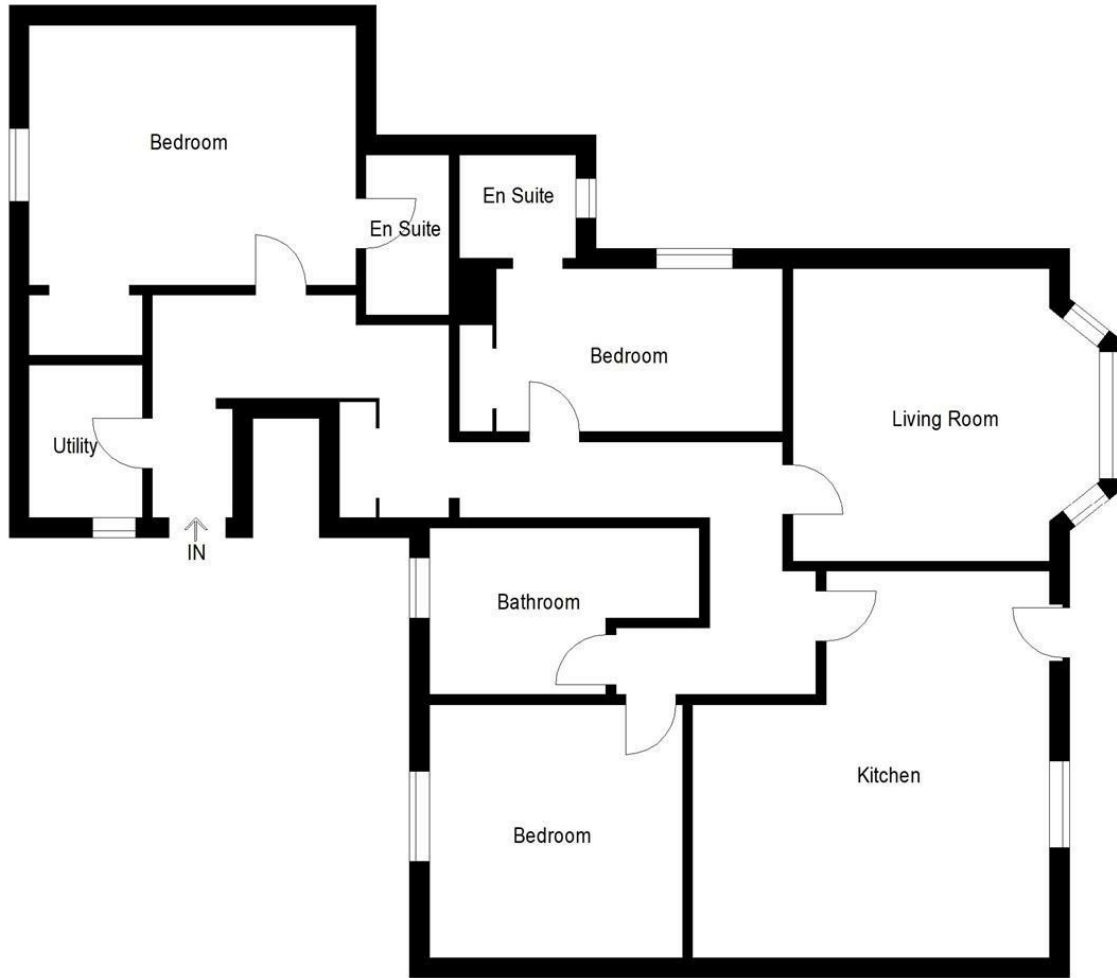
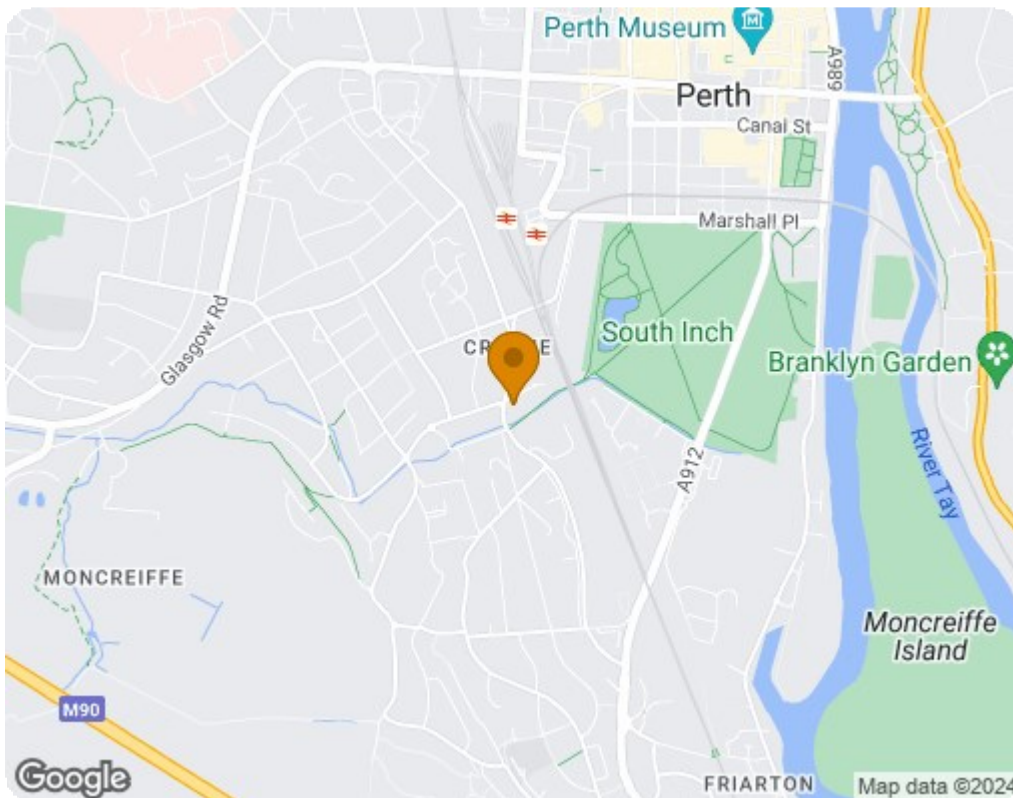


Illustration For Identification Purposes Only. Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		