



**3 Croft Court, 2 Keir Street, Perth
PH2 7HJ**

Offers over £119,995

Situated in a highly sought-after residential area, this well-presented one-bedroom ground floor flat offers an ideal blend of comfort, privacy, and convenience. Featuring its own private entrance, the property provides a sense of independence rarely found in similar homes. The spacious lounge is perfect for relaxing or entertaining, while the kitchen is fitted with a range of units and ample workspace, making it both functional and practical.

The double bedroom offers generous proportions, and the property is complemented with a bathroom with shower over bath facility. Further enhancing the appeal are gas central heating and double glazing throughout, ensuring a warm and energy-efficient environment all year round. Set within a quiet yet well-connected neighbourhood, the flat is close to a wide range of local amenities, transport links, parks, and shops, making it an excellent choice for first-time buyers, investors, or those looking to downsize without compromising on location or comfort.

Lounge

9'8" x 16'1" (2.97 x 4.92)

Kitchen

13'5" x 7'0" (4.09 x 2.14)

Bedroom

13'5" x 9'4" (4.11 x 2.86)

Bathroom

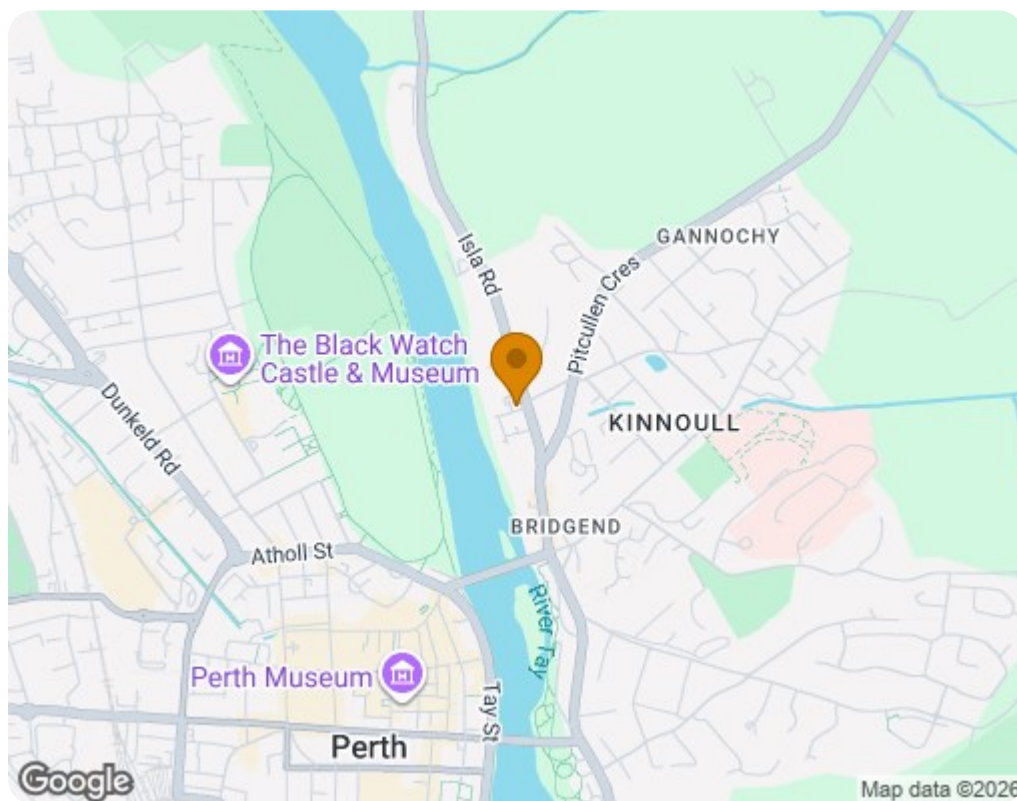
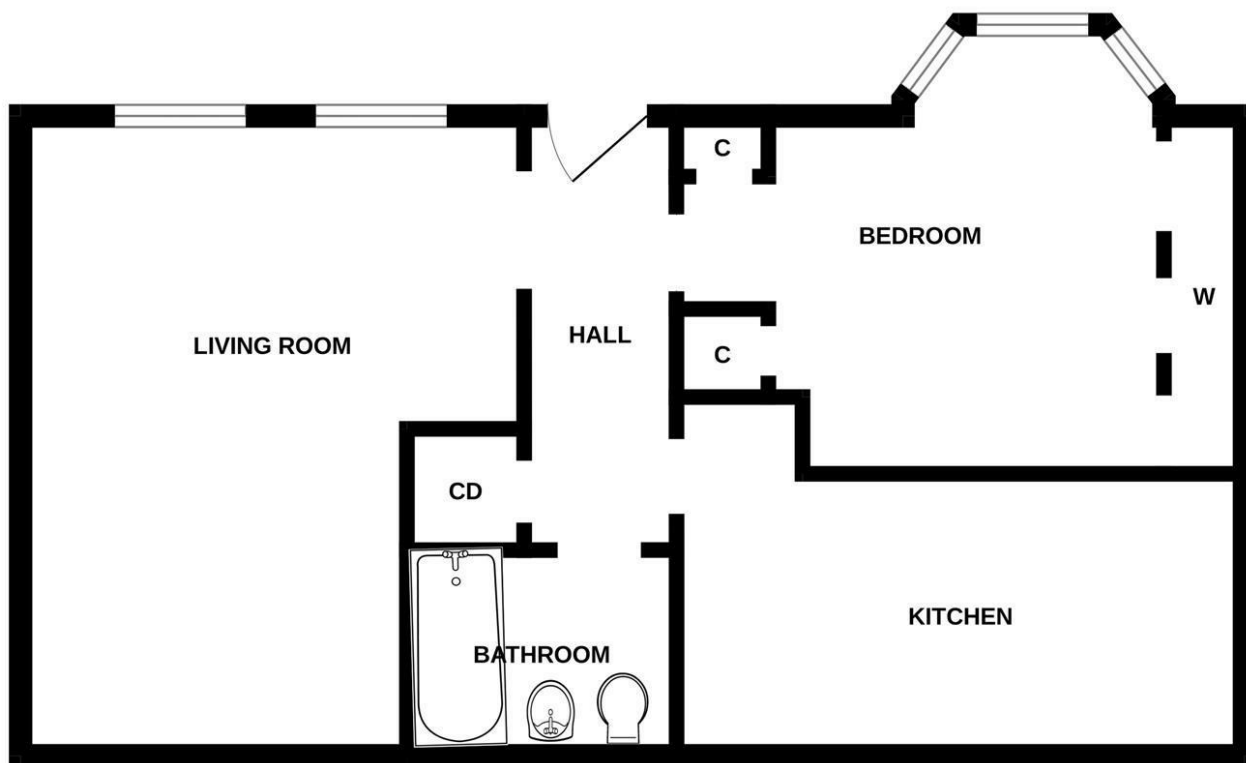
5'2" x 6'8" (1.60 x 2.04)






- Ground Floor Flat
- Bright Lounge
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Well Presented Throughout
- Good Sized Kitchen
- One Generous Bedroom
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		72	72
<p>Scotland</p> <p>EU Directive 2002/91/EC</p> <p>Environmental Impact (CO₂) Rating</p>			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		79	79
<p>Scotland</p> <p>EU Directive 2002/91/EC</p>		