

Simple Approach



**59 Moulin Crescent, Perth
PH1 2EB**

Offers over £89,500

This two-bedroom ground floor flat on Moulin Crescent, Perth, offers an excellent opportunity for those seeking a to do a little work on a great property. The accommodation comprises a bright lounge, kitchen, bathroom, and two spacious bedrooms, providing a practical layout that could be transformed into a stylish modern home easily. The property benefits from gas central heating and double glazing, ensuring a solid base for improvement works. Externally, it boasts a private driveway for off-street parking and a generous rear garden, offering ample outdoor space. Situated in a popular residential location close to local amenities, schools, and transport links, this property would suit first-time buyers, investors, or anyone keen to create a home tailored to their own taste and requirements. Viewing is highly recommended to appreciate all that is on offer here at Moulin Crescent, Perth.

Lounge

13'8" x 13'5" (4.18 x 4.09)

Kitchen

12'2" x 9'4" (3.73 x 2.87)

Bedroom One

10'1" x 13'5" (3.09 x 4.09)

Bedroom Two

9'4" x 11'6" (2.87 x 3.52)

Bathroom

6'1" x 5'9" (1.87 x 1.77)

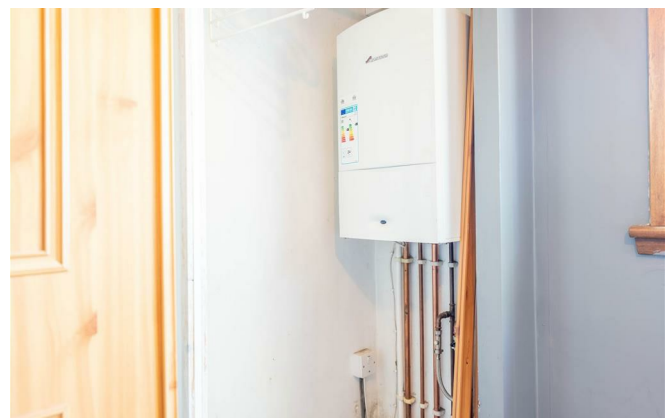
Storage Room

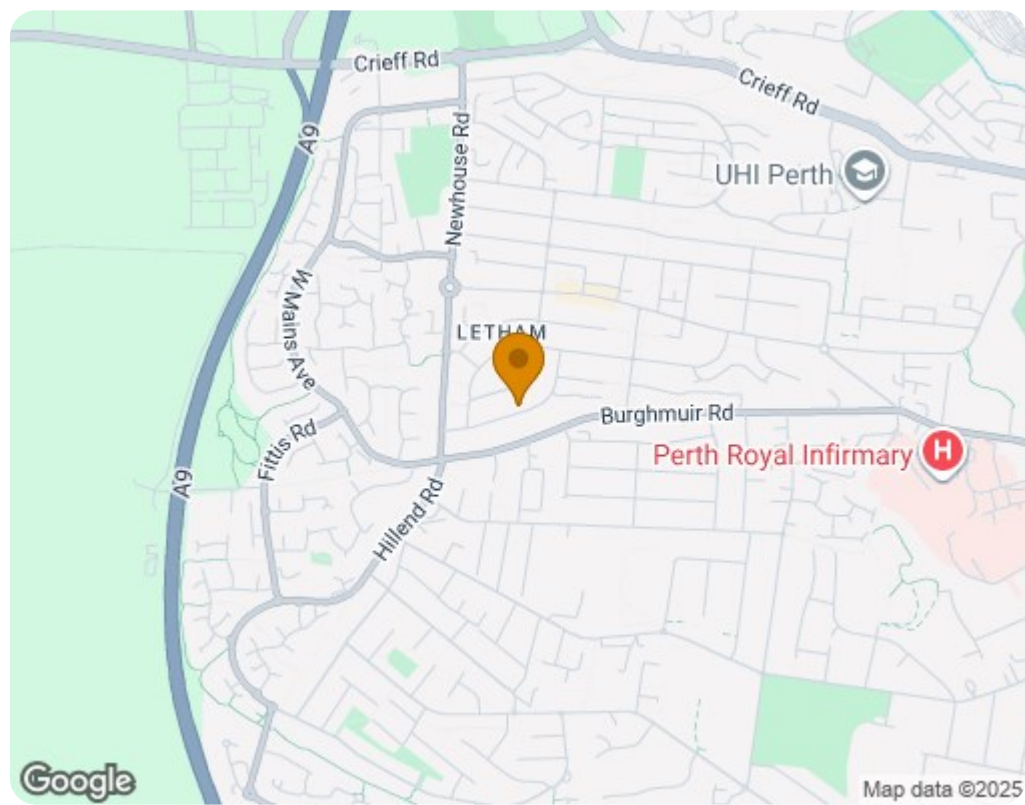
3'2" x 7'5" (0.97 x 2.27)





- Ground Floor Flat
- Private Rear Garden
- Close To All Local Amenities
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Two Double Bedrooms
- Private Driveway For Two Cars
- Own Front & Back Door
- Spacious Accommodation Throughout
- Gas Central Heating & Double Glazing
- The Property Is Sold As Seen.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC