

Simple Approach



Estate Agents



15a Darnhall Crescent, Perth

PH2 0HH

Offers over £142,950

This well-presented ground floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors seeking a move-in ready home in a popular residential area of Perth. The property features a bright and spacious lounge, ideal for both relaxing and entertaining, along with a modern fitted kitchen offering good storage and worktop space. There are two well-proportioned bedrooms, and a neatly presented bathroom.

Further benefits include gas central heating, double glazing, and ample on-street parking. To the rear, the flat enjoys its own private garden, providing a great outdoor space for sitting out, gardening, or entertaining. Located on Darnhall Crescent, the property is conveniently placed for local amenities, schools, and transport links, while Perth city centre is easily accessible. Viewing is essential to appreciate all that Darnhall Crescent has to offer.

Lounge

11'7" x 13'2" (3.55 x 4.03)

Kitchen

9'7" x 9'9" (2.94 x 2.98)

Bedroom One

9'5" x 11'2" (2.88 x 3.41)

Bedroom Two

9'5" x 11'2" (2.88 x 3.41)

Bathroom

5'5" x 6'2" (1.66 x 1.90)



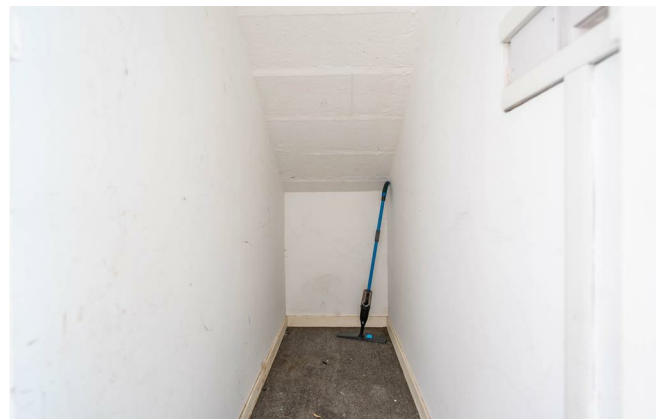


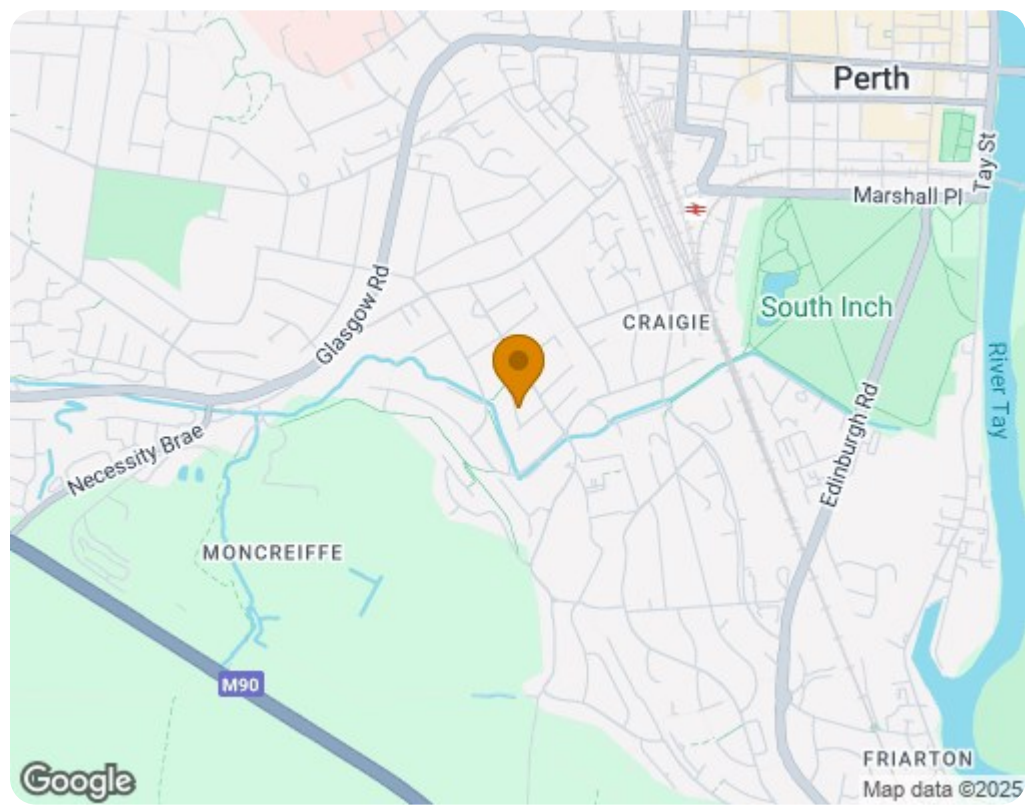
- Ground Floor Flat
- Modern Kitchen

- Two Generous Bedrooms
- Well Presented Throughout

- Gas Central Heating & Double Glazing
- Private Front & Rear Garden

• Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(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	77	81
(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