

Simple Approach



Estate Agents



**29 Logie Crescent, Perth
PH1 2ER**

Offers over £108,950

This well-presented upper-floor flat on Logie Crescent offers spacious and comfortable living in a sought-after residential area of Perth. The property is tastefully decorated throughout and provides a welcoming and homely feel, ideal for first-time buyers, small families, or those looking to downsize.

The accommodation comprises a bright and airy lounge filled with natural light. The sizeable kitchen offers ample room for both cooking and dining, fitted with a good range of wall and base units, and plenty of storage and workspace. There are two generous bedrooms, both well-proportioned and versatile in use, with space for additional furnishings. Completing the accommodation is a bathroom fitted with a white suite.

The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency year-round. Externally, there is a private rear garden providing an ideal outdoor space, and to the front, a private driveway offering convenient off-street parking. Situated in a popular area close to local amenities, schools, and transport links, this property offers an excellent opportunity to acquire a home ready to move into.

Lounge

13'5" x 13'10" (4.09 x 4.24)

Kitchen

9'2" x 13'4" (2.80 x 4.07)

Bedroom One

9'10" x 13'1" (3.02 x 3.99)

Bedroom Two

9'4" x 12'1" (2.85 x 3.70)

Bathroom

6'1" x 5'6" (1.86 x 1.68)

Boiler Room

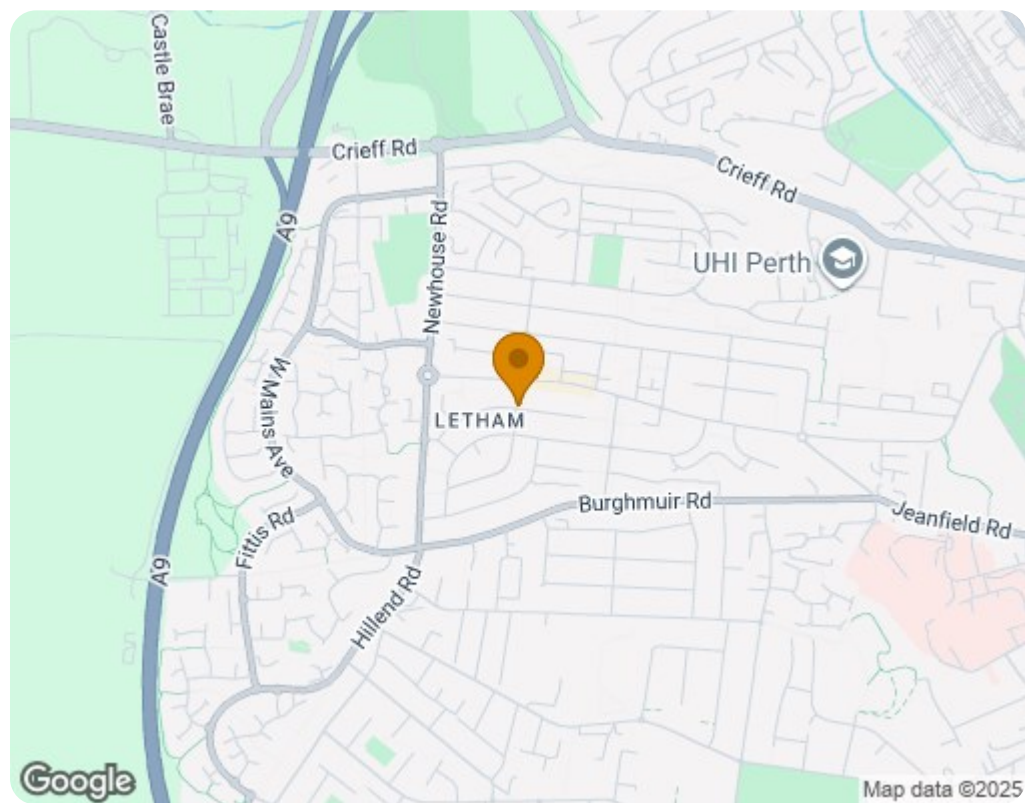
3'3" x 3'0" (1 x 0.92)





- Upper floor flat
- Sizeable Kitchen
- Ideal for first time buyers
- Two generous bedrooms
- Gas central heating and double glazing
- Contact our mortgage team to discuss your options!
- Bright lounge
- Private driveway and private rear garden





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