

Simple Approach



Estate Agents



34 Manson Crescent, Perth
PH2 8AY

Offers over £192,950

Simple Approach are pleased to welcome this spacious three-bedroom semi-detached house set within the ever-popular Manson Crescent area of Perth. This property offers fantastic potential for any purchaser looking to create a beautiful family home in a sought-after residential location.

The accommodation comprises a bright and welcoming lounge, a kitchen, three well-proportioned bedrooms, and a family bathroom. While the property would benefit from modernisation throughout, it provides an excellent opportunity for buyers to put their own stamp on a solid, well-laid-out home.

Externally, the property enjoys a large private driveway providing ample off-street parking, a garage, and a fully enclosed rear garden offering a safe and private outdoor space ideal for children, pets, or entertaining.

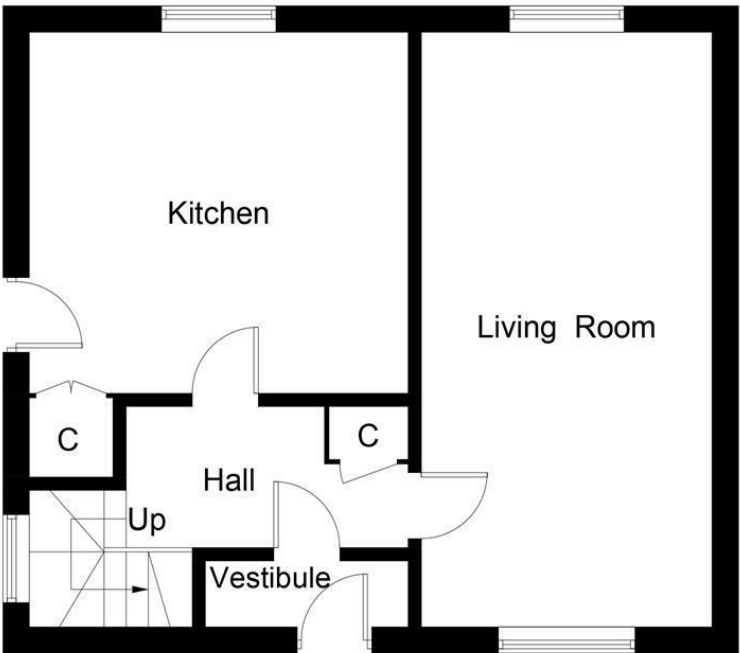
Further benefits include gas central heating and double glazing throughout, ensuring warmth and efficiency year-round. Situated in a desirable part of Perth, this property is ideally located for access to local schooling, transport links, and amenities, making it a superb family home or investment opportunity for those seeking a property with great potential in a prime location.



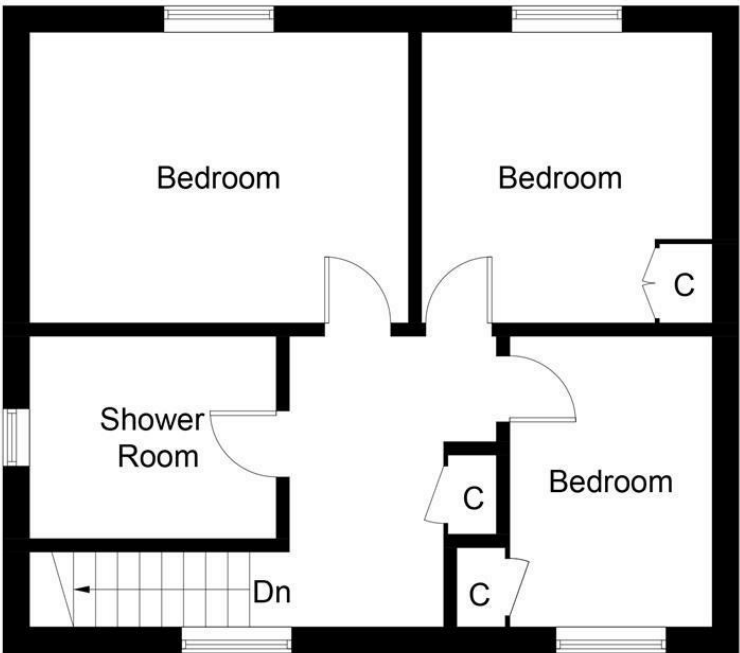


- Spacious semi-detached house in a popular Perth location
- In need of modernisation throughout – ideal project property
- Gas central heating and double glazing
- Bright and welcoming lounge
- Large private driveway
- Contact our mortgage team today to discuss your options!
- Three well-proportioned bedrooms
- Single garage for secure storage or parking



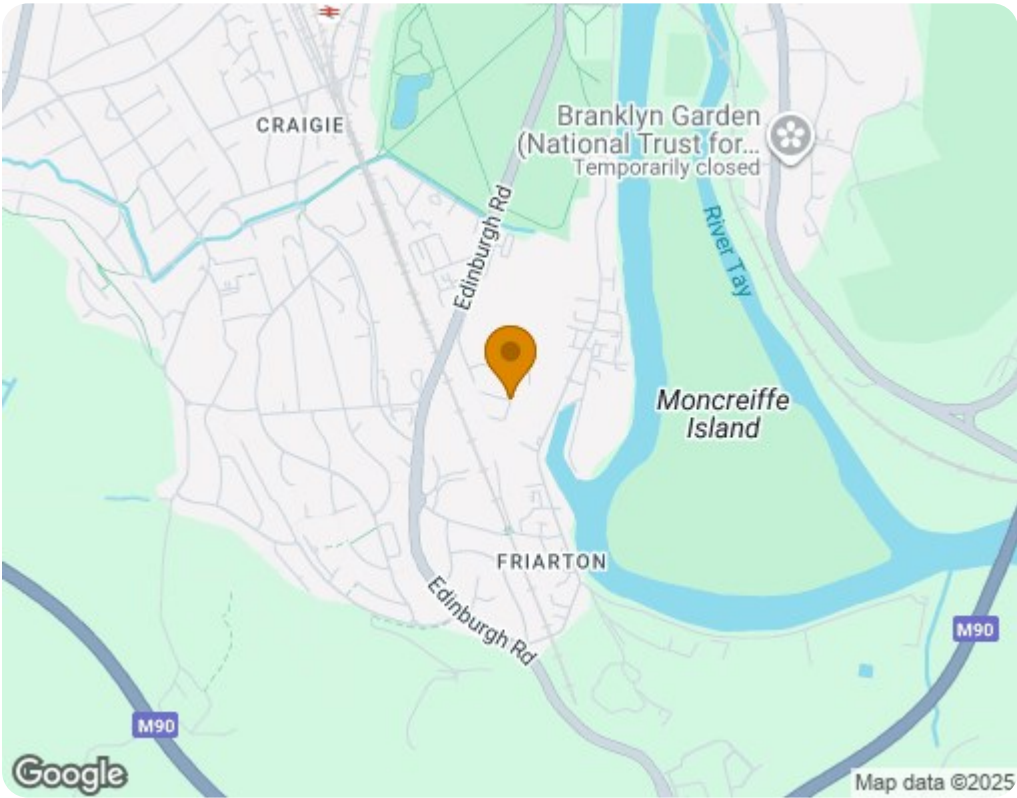


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257139)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	70	74
(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		