

Simple Approach



**10A Drummond Crescent, Perth
PH2 8BZ**

Offers over £132,950

Simple Approach are pleased to welcome this well presented, ground floor apartment on Drummond Crescent to the Perthshire residential sales market. Set within a highly sought after location, this lovely property comes to the market in great move in condition throughout. Drummond Crescent comprises of; a welcoming entrance hallway, a bright front facing lounge, sizeable kitchen, two generous bedrooms and a stylish shower room. The property further benefits from sought after features such as gas central heating, double glazing and a well maintained private rear garden with ample on street parking available. This property is the ideal purchase for any first time buyer, small family or investor looking for a well located property in good move in condition throughout, which only viewing will confirm.

Lounge

13'3" x 13'0" (4.05 x 3.97)

Kitchen

11'0" x 9'8" (3.37 x 2.95)

Bedroom One

9'6" x 11'3" (2.92 x 3.45)

Bedroom Two

9'9" x 11'3" (2.98 x 3.45)

Shower Room

5'1" x 5'11" (1.57 x 1.82)

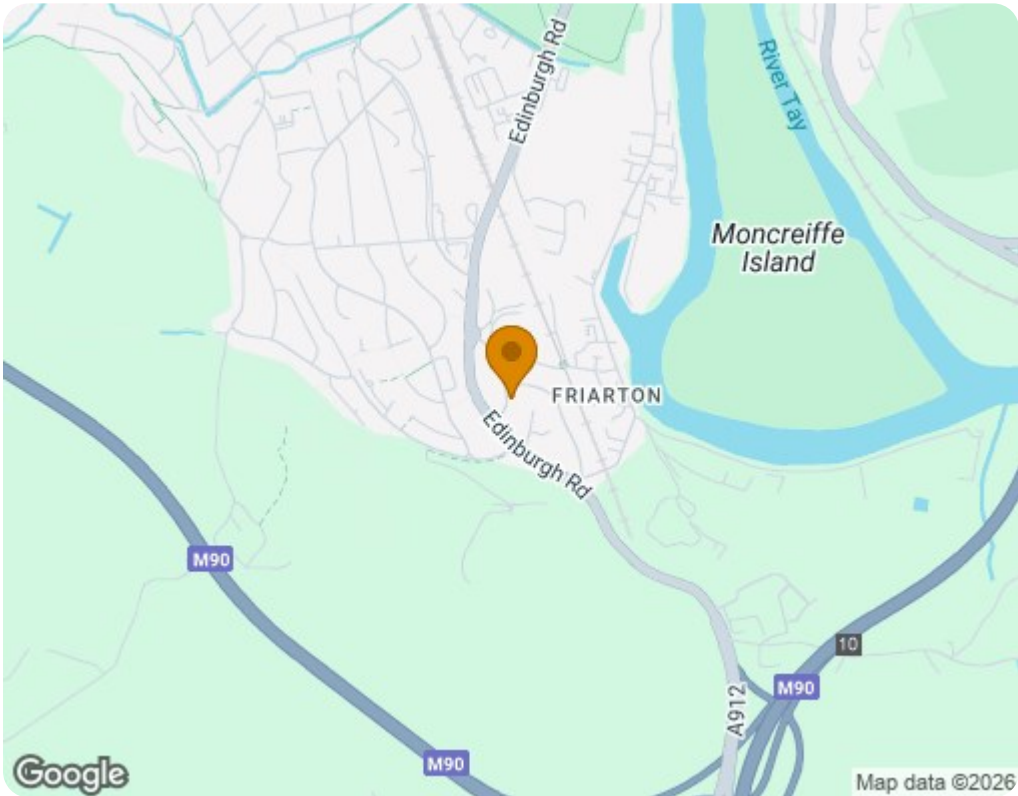
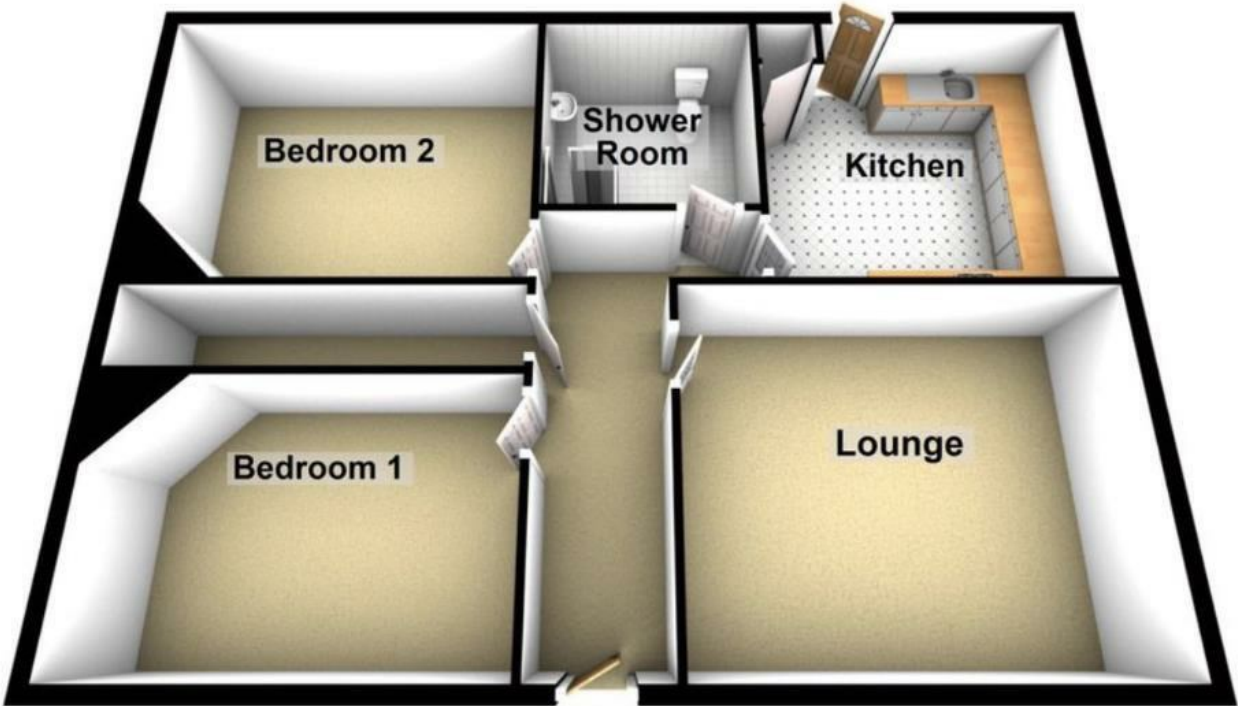




- Ground Floor Apartment
- Ample On Street Parking
- Two Double Bedroom
- Gas Central Heating And Double Glazing
- Sought After Location
- Close To All Local Amenities



Ground Floor



| 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 | 71 | 76 |
| (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 | | |