

Simple Approach



**14 Park Crescent, Perth
PH2 6JZ**

Offers over £138,995

Simple Approach are pleased to welcome this beautiful well organized upper floor flat on Park Crescent to the Perthshire residential sales market. This sizeable property is the ideal purchase for any first time buyer, a small family or a mature couple seeking spacious accommodation set within a highly sought after area of Perth. This property comprises; a spacious lounge with picturesque views, two generous bedrooms, a good sized kitchen and a bathroom with shower over bath facility. This property further benefits from private residential parking along with being close by to all the excellent local amenities found just a short walk away along with being just a ten minute drive to the Perth city Centre. Park Crescent enjoys practical features such as gas central heating and full double glazing throughout. Viewing is essential to appreciate the overall space and excellent location on offer.

Lounge

15'1" x 11'7" (4.61 x 3.55)

Kitchen

9'10" x 5'6" (3.00 x 1.70)

Bedroom One

9'1" x 11'1" (2.77 x 3.38)

Bedroom Two

11'10" x 12'10" (3.63 x 3.93)

Bathroom

4'10" x 7'8" (1.48 x 2.35)





- Upper Floor Flat
- Good Sized Kitchen
- Private Rear Garden
- Two Generous Bedrooms
- Highly Sought After Location
- Private Residential Parking
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing

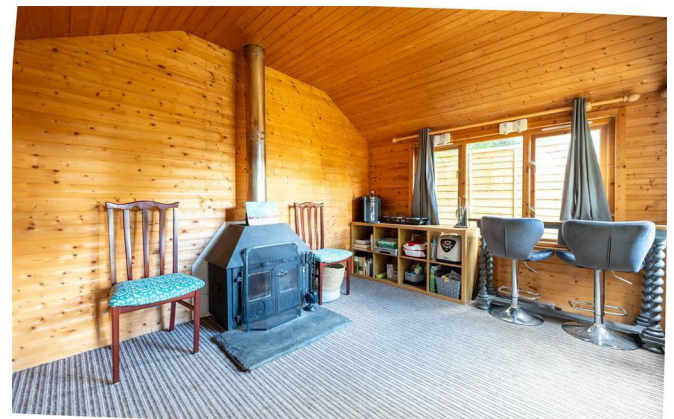
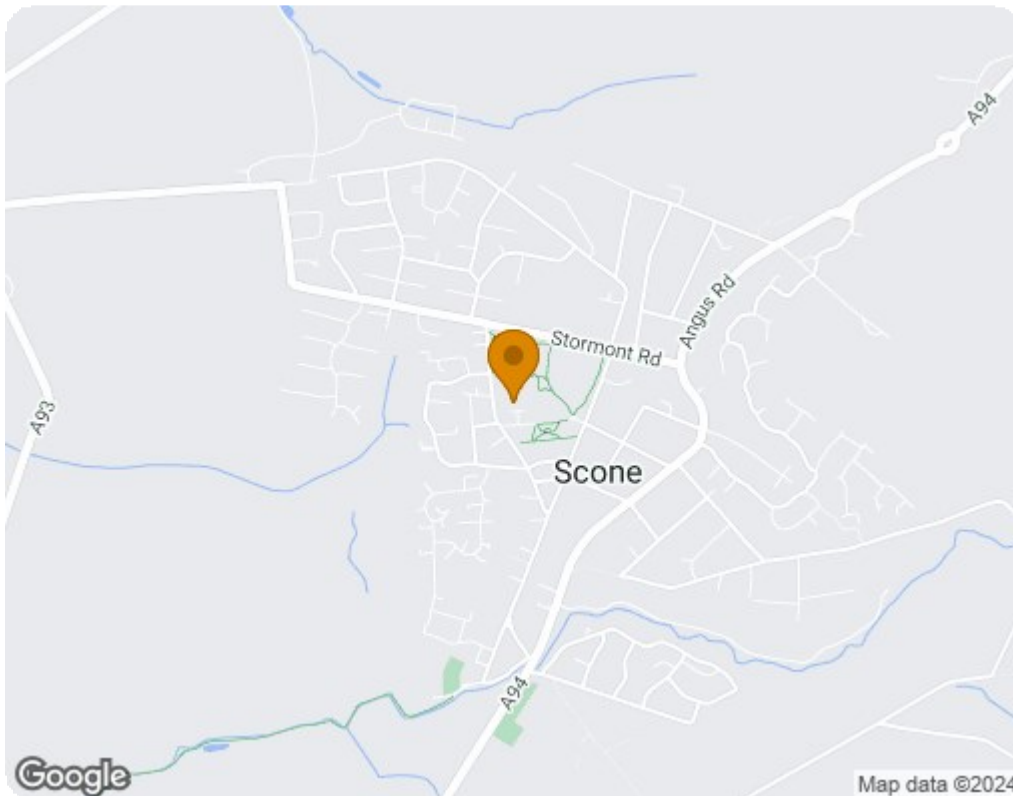




Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100080)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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	77
(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