



21 Croll Gardens, Perth, PH1 0AD
Offers over £165,000





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- Modern first-floor apartment
- Staircase leading to main accommodation
- Contemporary dining kitchen
- Stylish modern bathroom
- Allocated residents' parking
- Private entrance vestibule
- Bright and spacious lounge
- Two generous double bedrooms
- Gas central heating and double glazing
- Popular Bertha Park location

Situated within the highly sought-after Bertha Park development on the outskirts of Perth, this beautifully presented first-floor apartment offers stylish contemporary accommodation in true move-in condition. Ideal for first-time buyers, professionals, downsizers or investors, the property combines modern living with a convenient and well-connected location.

The property is accessed via its own private ground-floor entrance vestibule, providing a welcoming first impression along with a useful storage cupboard. A carpeted staircase leads to the main hallway. The bright and spacious accommodation has been thoughtfully designed throughout. The generous lounge provides an excellent space for relaxing, entertaining or home working, while the contemporary dining kitchen is fitted with a range of modern units, integrated appliances and ample room for everyday dining. There are two well-proportioned double bedrooms, both enjoying pleasant outlooks and offering flexible accommodation for family, guests or those requiring a dedicated home office. A stylish modern bathroom completes the internal accommodation. Finished in attractive neutral tones throughout, the apartment enjoys excellent natural light and a bright, airy atmosphere. Further practical benefits include gas central heating, double glazing, secure entry and allocated residents' parking. Externally, the property forms part of a well-maintained modern development surrounded by landscaped grounds, open green spaces and walking routes. The location offers a semi-rural feel whilst remaining exceptionally convenient for Perth city centre and major transport links. Offering stylish accommodation, low-maintenance living and a highly desirable setting, this superb apartment presents an excellent opportunity to acquire a quality home within one of Perth's most popular modern developments.

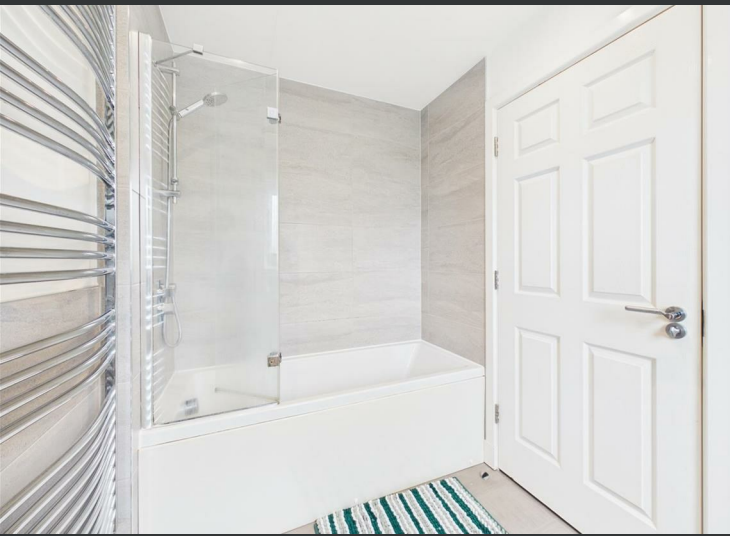




Location

Croll Gardens forms part of the highly regarded Bertha Park development, a modern and growing community on the western edge of Perth. The area offers an excellent balance of city convenience and countryside surroundings, with attractive green spaces, walking routes and recreational facilities nearby. Residents benefit from easy access to local amenities, schooling and community facilities, while Perth city centre is only a short drive away. The location is particularly popular with commuters thanks to immediate access to the A9, providing excellent connections to Dundee, Stirling, Edinburgh, Glasgow and Inverness. The surrounding Perthshire countryside offers outstanding outdoor leisure opportunities.





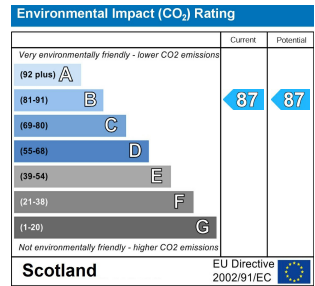
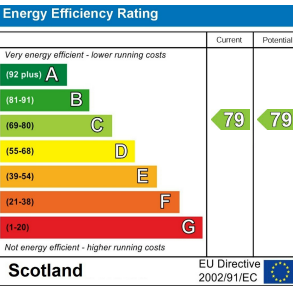


Approximate total area[®]
716 ft²
66.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

