Simple Approach

Estate Agents

4B Croft Park, Perth
Perthshire PH2 0DX

Offers over £148,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

4B Croft Park, Perth, Perthshire PH2 0DX

Simple Approach are pleased to offer this charming, modern, top floor apartment with on street parking, situated within the popular Craigie area of Perth. The property is conveniently placed for access to all good local amenities including city centre shopping, schooling, parklands and rail station. The accommodation is accessed via secure entry with the subjects comprising; main reception hallway with useful store cupboard, large lounge, a good sized kitchen, three bedrooms and bathroom with three piece suite. The property is in excellent order throughout with neutral décor, gas central heating & double glazing. Simple Approach highly recommend an early viewing to appreciate the location and accommodation on offer.

Lounge
13'5" x 14'9" (4.10 x 4.52)

Bedroom
11'0" x 12'11" (3.36 x 3.96)

Bathroom
7'1" x 7'8" (2.16 x 2.35)

Kitchen
9'6" x 8'0" (2.90 x 2.45)

Bedroom
12'11" x 11'4" (3.96 x 3.46)

Bedroom
7'11" x 11'4" (2.43 x 3.46)

Location

Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this propertys' doorstep for quick links into Dundee, Edinburgh and Glasgow.

01738 827864

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- Immaculate Move In Condition
- Gas Central Heating And Double Glazed Windows
- Reputable Schools Nearby
- Close To All Local Amenities
- Highly Sought After Area
- Minutes Away From The Train and Bus Station
- Three Spacious Double Bedrooms
- On Street Parking
- Think this might be the property for you? Contact our mortgage team to discuss your options!

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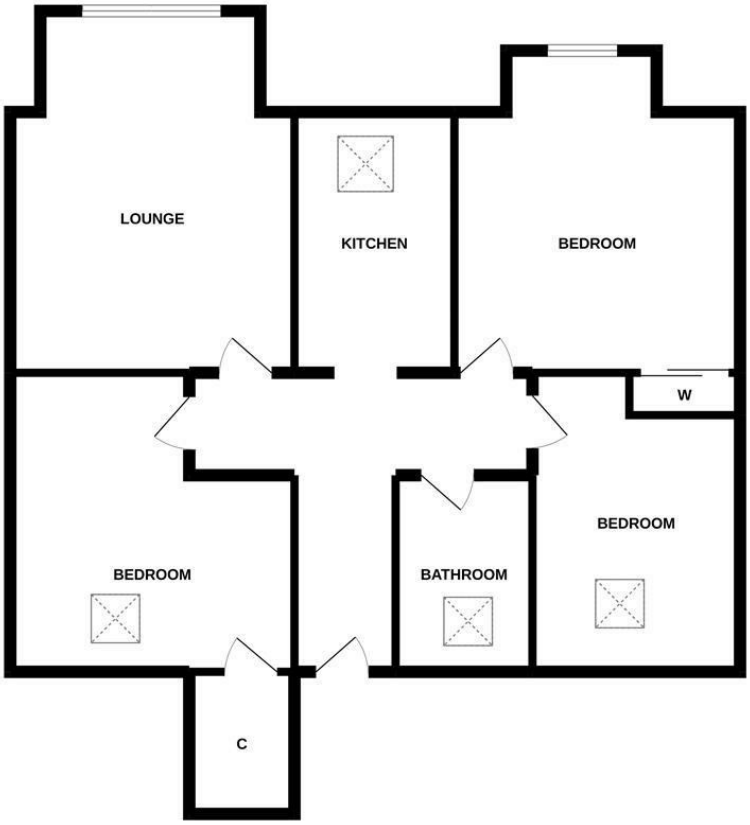
TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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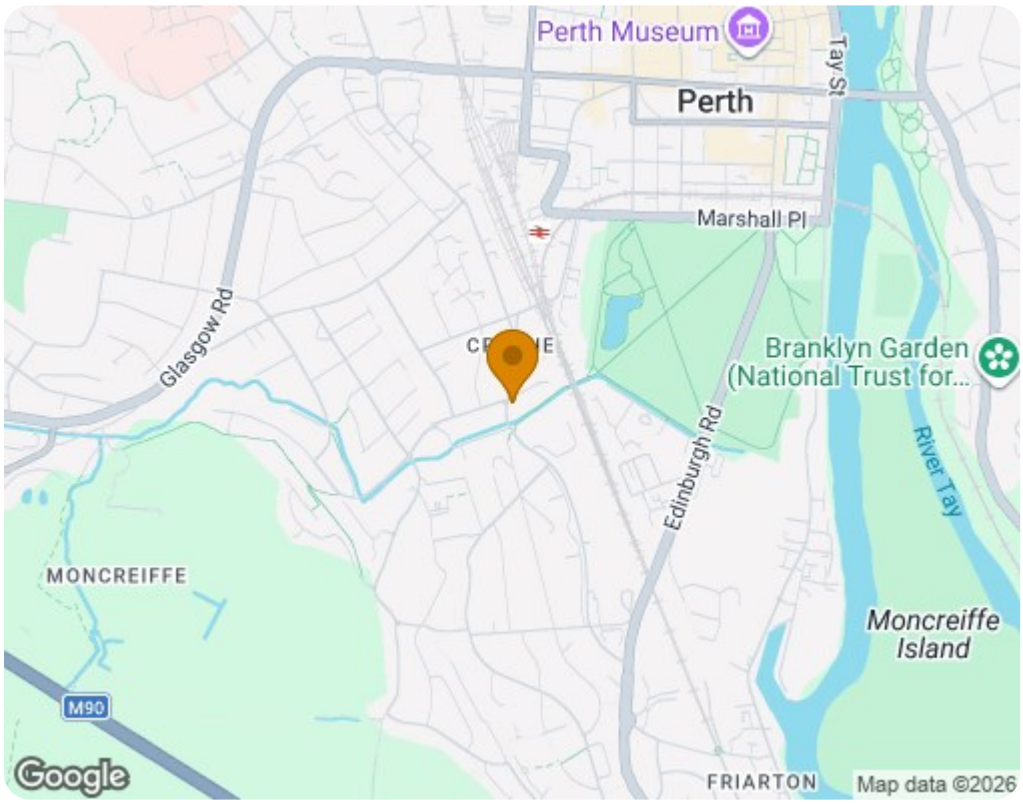

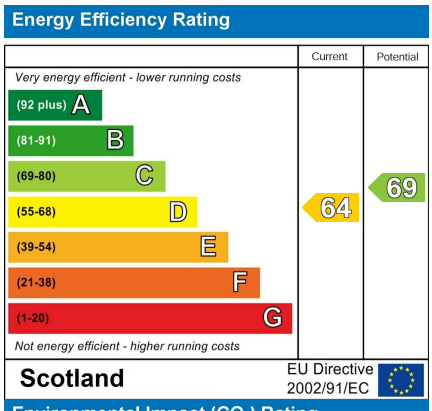

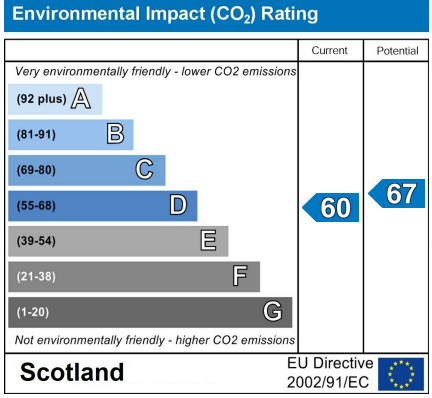

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