



**4 Croll Gardens, Perth
PH1 0AD**

Offers over £179,950

Simple Approach are delighted to welcome to the market this stylish and modern spacious ground floor apartment situated within the highly popular Bertha Park development in Perth. Finished to a contemporary high standard throughout, this fantastic property offers spacious and well-planned accommodation, making it an ideal choice for a wide range of buyers.

The accommodation comprises a bright and spacious lounge, a very modern immaculate kitchen with a separate utility room, three well-proportioned bedrooms, with the master bedroom benefiting from a modern en-suite shower room, along with a further family bathroom. Further benefits include gas central heating, double glazing and residential parking to the front.

Ideally suited to first-time buyers, couples, families or those looking for a modern, low-maintenance home, this property also offers excellent potential for investors. Located within the sought-after Bertha Park development, this is a fantastic opportunity to secure a contemporary home in one of Perth's popular residential areas. Early viewing is highly recommended.

The Factor on this property is Taylor Martin, our client pays between £80-£150 per quarter depending on what work is needing carried out.

Lounge

15'10" x 11'1" (4.83 x 3.389)

Kitchen

10'10" x 7'4" (3.32 x 2.25)

Utility Room

4'9" x 5'3" (1.45 x 1.61)

Master Bedroom

9'6" x 10'9" (2.91 x 3.3)

Master Bedroom En-Suite

4'11" x 5'2" (1.51 x 1.58)

Bedroom Two

9'0" x 10'8" (2.76 x 3.27)

Bedroom Three

7'6" x 10'9" (2.29 x 3.28)

Family Bathroom

7'11" x 6'8" (2.43 x 2.04)





- Very Well Pretend Throughout
- Master Ensuite Shower Room
- Gas Central Heating
- Clients Have Been Given Permission To Put Decking At Their Patio Doors If The Purchaser Wishes To Do That
- Modern Ground Floor Flat
- Immaculate Modern Kitchen
- Full Double Glazing
- Three Bedrooms
- Residential Parking
- This Property Is A Must View



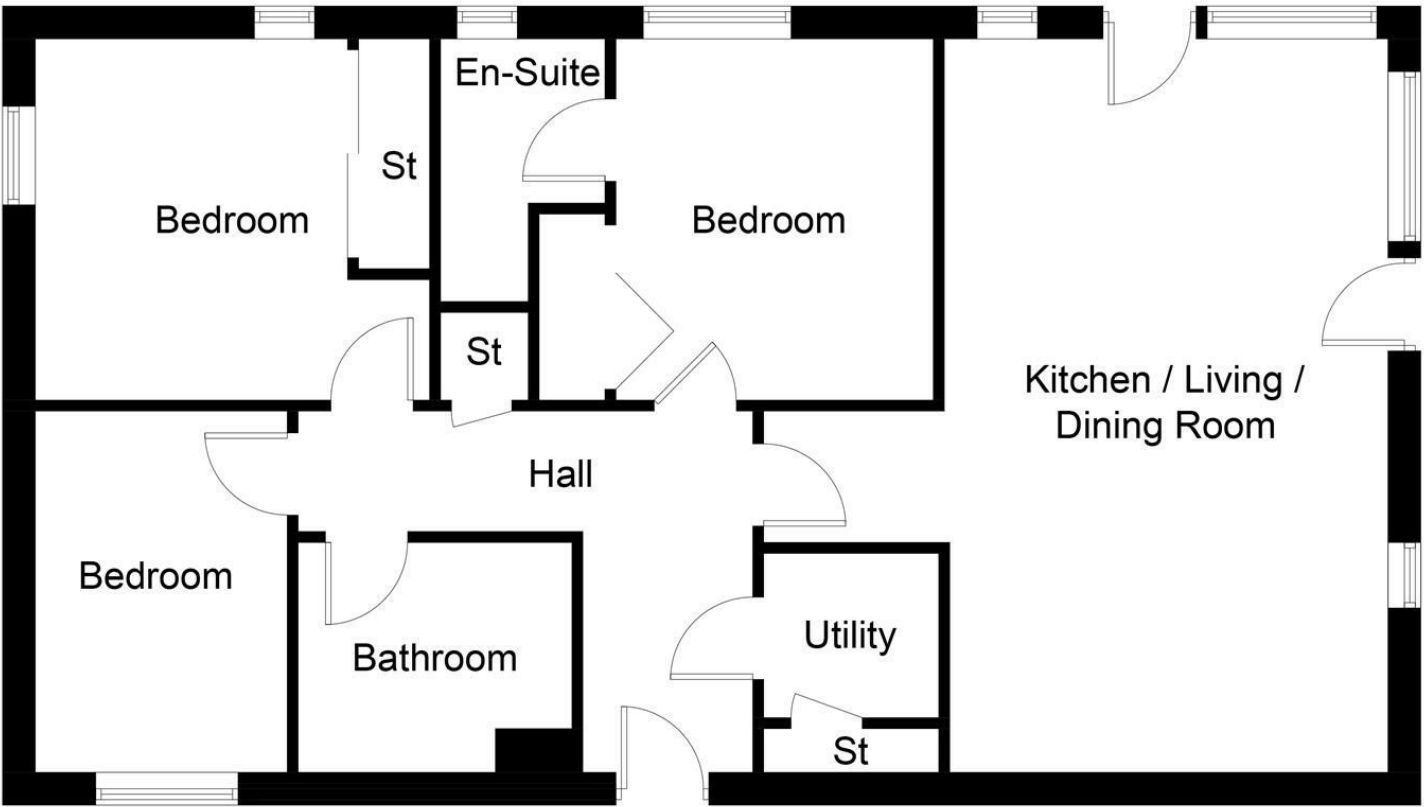
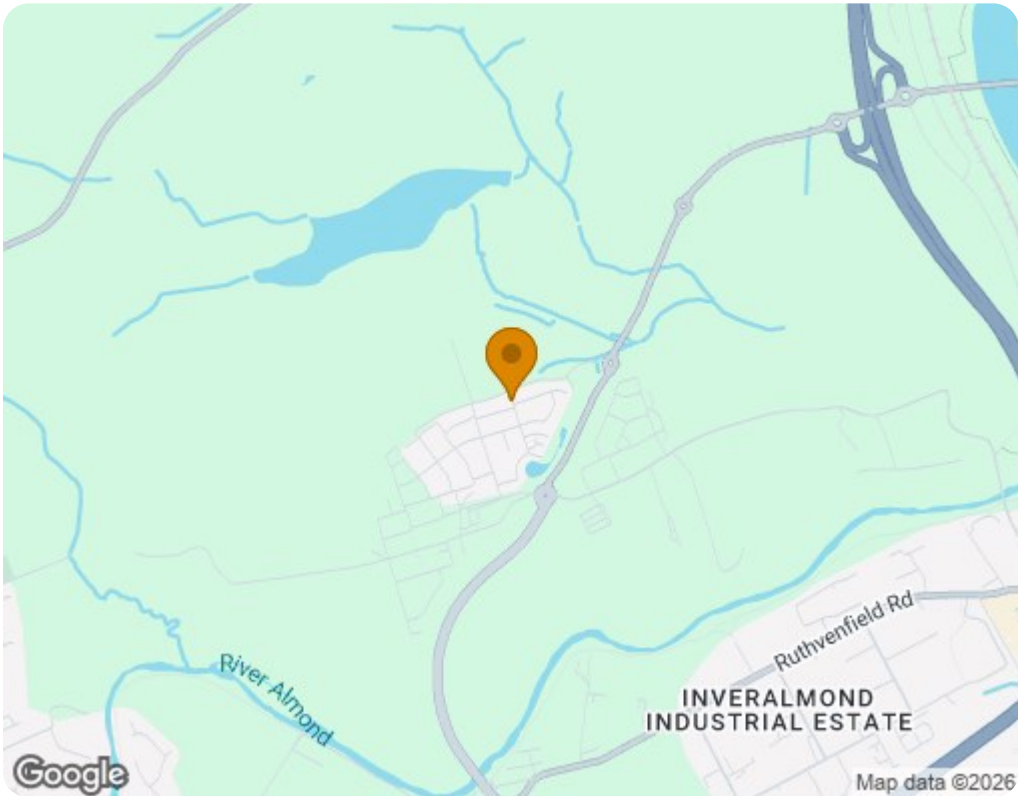


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331975)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(81-91) B		
(69-80) C		
(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	87	87
(81-91) B		
(69-80) C		
(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 		