

Simple Approach



**5C Croft Park, Perth
PH2 0DX**

Offers over £193,950

Simple Approach are delighted to welcome this well-presented apartment in Croft Park, Perth to the residential sales market. Offering spacious and comfortable accommodation throughout, this fantastic property is ideally suited to a wide range of purchasers including first-time buyers, professionals, downsizers and buy-to-let investors seeking a property in a convenient and desirable location.

The accommodation comprises a bright and welcoming lounge, providing the perfect space for both relaxation and entertaining. The kitchen offers ample storage and worktop space, catering to the needs of modern living. The property further benefits from three generous bedrooms, including a spacious principal bedroom complete with its own en-suite shower room, adding an extra level of comfort and convenience.

A well-appointed family bathroom, featuring a shower over the bath, completes the internal accommodation.

Further practical benefits include gas central heating and double glazing throughout, ensuring warmth, comfort and energy efficiency all year round.

Externally, residents can enjoy the added security and convenience of a secure entry system, while allocated parking spaces provide valuable off-street parking.

Situated within a sought-after area of Perth, Croft Park offers easy access to a range of local amenities, transport links, leisure facilities and Perth City Centre. Combining generous accommodation, modern conveniences and a desirable location, this apartment is sure to appeal to a variety of buyers.

Early viewing is highly recommended to fully appreciate the space, quality and excellent lifestyle opportunity on offer.

Lounge

9'10" x 16'3" (3.01 x 4.96)

Bedroom One

10'9" x 10'9" (3.29 x 3.28)

En-Suite Shower Room

5'6" x 6'0" (1.68 x 1.85)

Bedroom Two

15'6" x 7'4" (4.74 x 2.25)

Bedroom Three

10'11" x 9'10" (3.33 x 3.01)

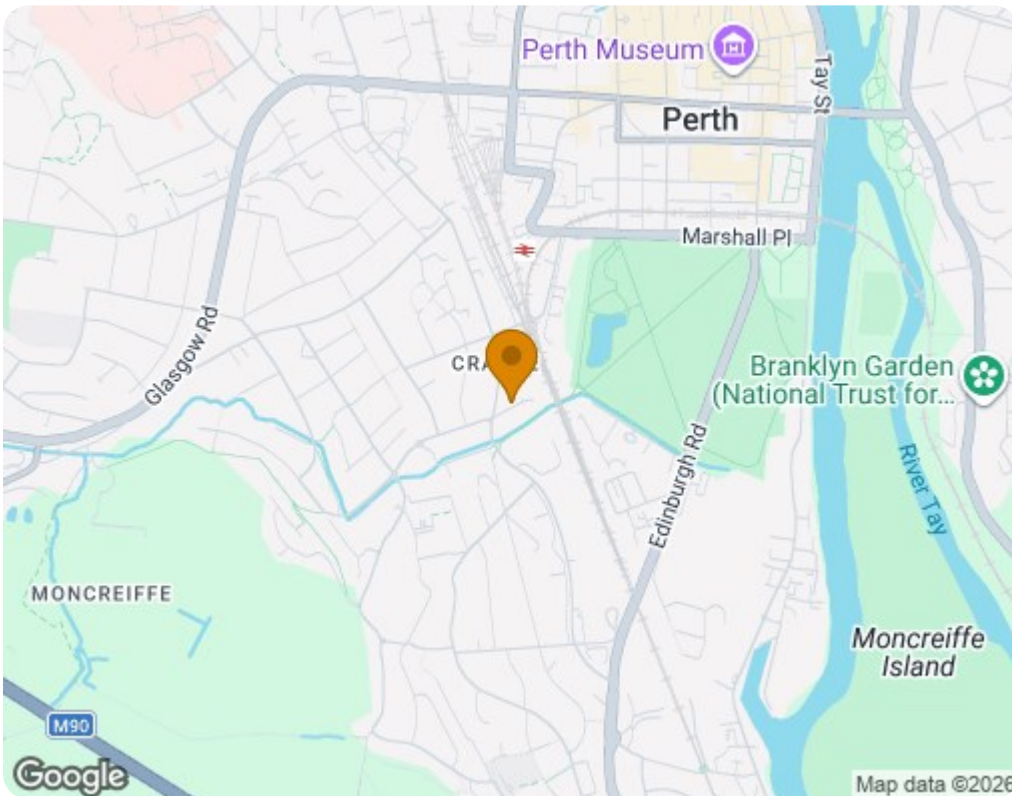
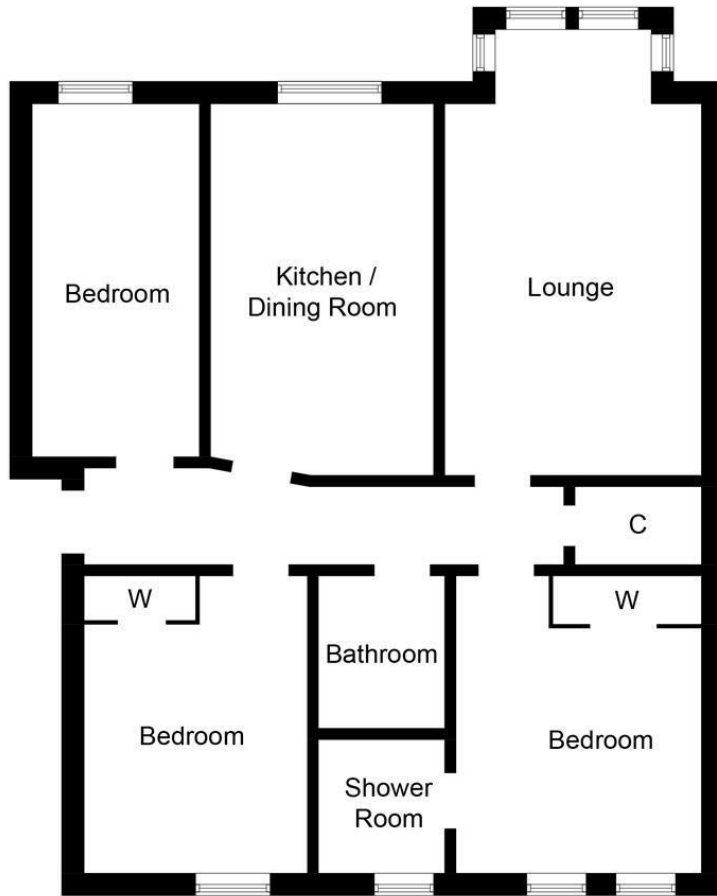
Bathroom





- Well Presented Apartment
- Bright & Spacious Lounge
- Close To All Local Amenities
- Easy Access To All Transport Links, 10 Minute Walk to The Bus and Train Station
- Three Generous Bedrooms
- Gas Central Heating & Double Glazing
- Secure Door Entry System
- Master Ensuite
- Allocated Residential Parking
- Stunning Views Across Craigie Hill





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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			
(81-91) B		87	87
(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	