

Simple Approach



**100 Moulin Crescent, Perth
PH1 2EB**

Offers over £142,950

This well-presented mid-terraced home on Moulin Crescent, Perth offers an excellent opportunity for buyers seeking a comfortable and well-located property in a highly sought-after area.

The accommodation is thoughtfully laid out and comprises a welcoming entrance hallway, a modern kitchen with ample storage and workspace, and a bright, spacious lounge ideal for both relaxing and entertaining. Upstairs, the property boasts two generous bedrooms, both offering plenty of space for furnishings, along with a family bathroom.

Externally, the home benefits from a well-maintained private rear garden, providing a lovely outdoor space to enjoy in the warmer months, whether for dining or gardening.

Additional features include oil central heating and double glazing throughout, ensuring warmth and energy efficiency all year round. Positioned within a desirable residential location, this property is perfectly suited to first-time buyers, small families, or those looking to downsize.

Lounge

16'2" x 11'4" (4.94 x 3.46)

Kitchen

10'0" x 8'9" (3.07 x 2.67)

Bedroom One

16'2" x 8'10" (4.93 x 2.70)

Bedroom Two

8'0" x 11'5" (2.46 x 3.48)

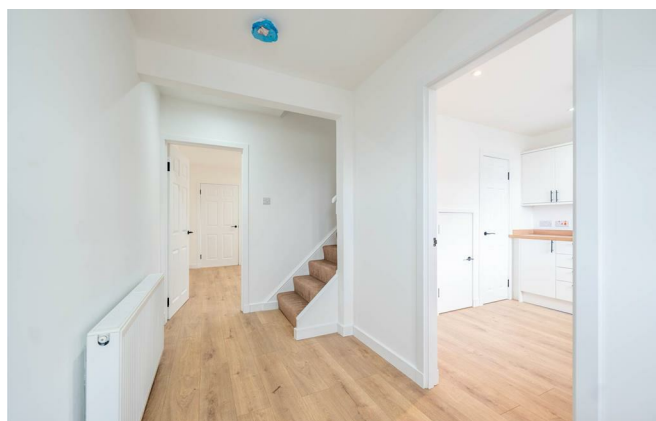
Bathroom

5'7" x 6'5" (1.72 x 1.97)





- Mid Terraced House
- Two Generous Bedrooms
- Sought After Location
- Bright & Spacious Lounge
- Modern Kitchen
- Oil Central Heating & Double Glazing



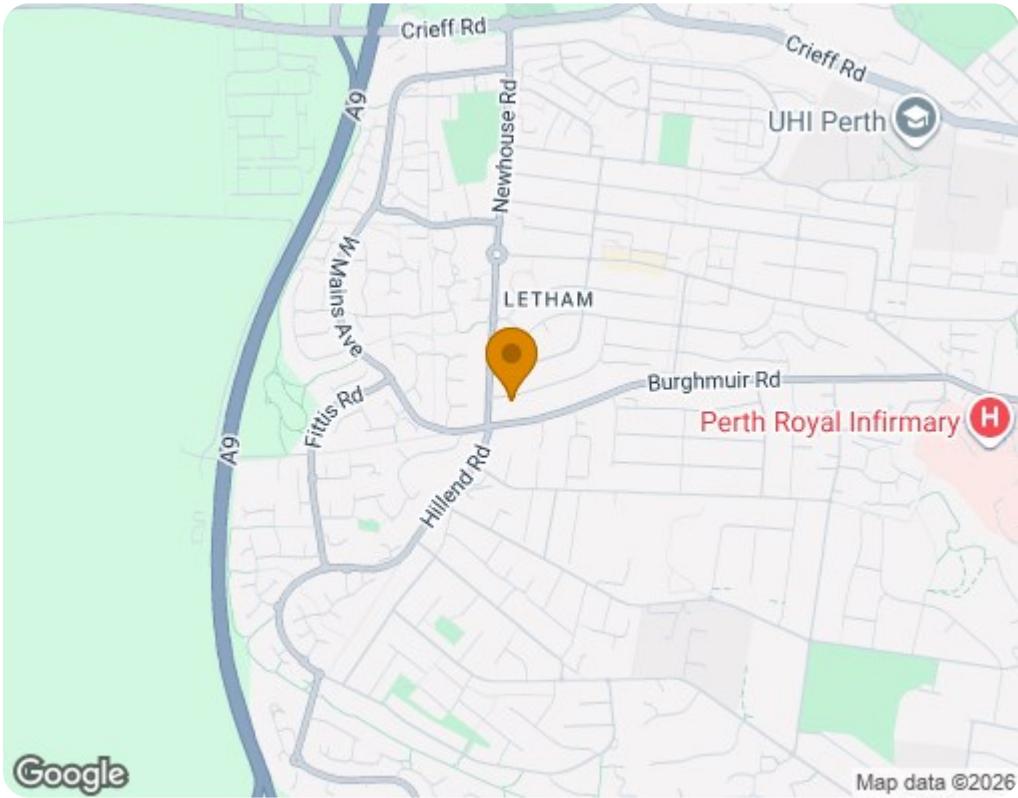
GROUND FLOOR



1ST 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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		70
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		