



23A Murray Crescent, Perth, PH2 0HN
Offers over £152,500

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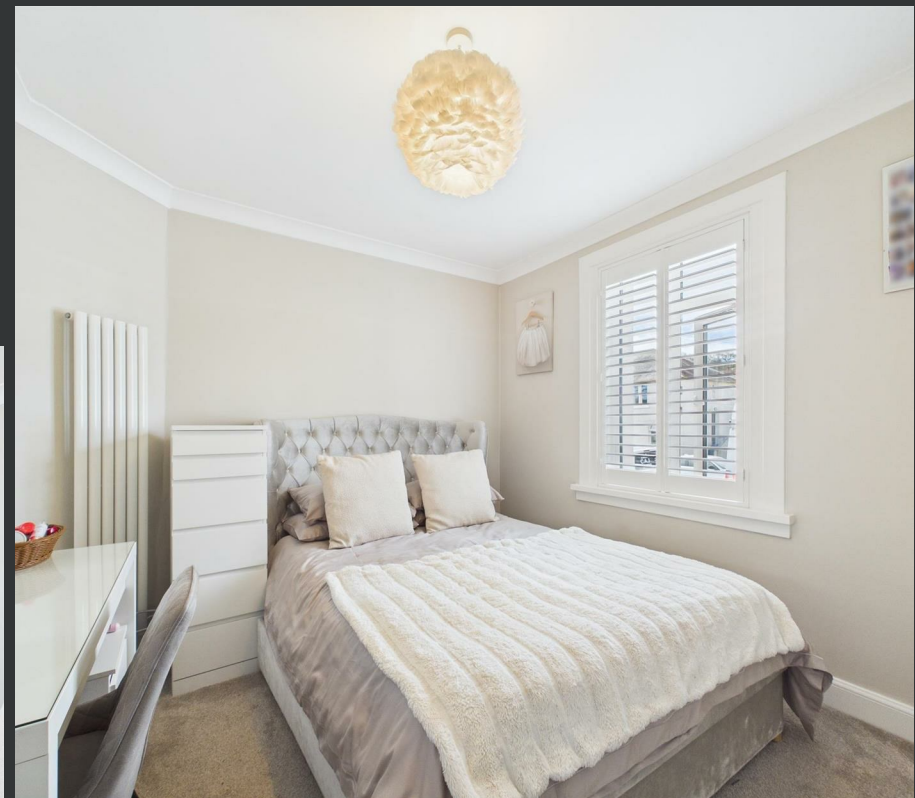
23A Murray Crescent Perth, PH2 0HN

- Beautifully presented two-bedroom flat
- Modern fitted kitchen
- Two well-proportioned bedrooms
- Patio area for outdoor seating
- Large driveway with ample parking
- Bright and stylish lounge
- Contemporary shower room with walk-in shower
- Private section of garden
- Versatile garden room/home office
- Ideal for first-time buyers or investors

This beautifully presented two-bedroom flat offers stylish, modern living in a popular residential area of Perth, ideal for first-time buyers, downsizers or investors.

The property is finished to a high standard throughout, with a bright and welcoming lounge featuring contemporary décor and bespoke shelving with integrated lighting, creating a comfortable yet sophisticated living space. The kitchen is sleek and well-appointed, offering modern units, integrated appliances and a practical layout. There are two well-proportioned bedrooms, both tastefully decorated, providing flexible accommodation for a variety of needs. The shower room has been upgraded to a high standard and features a contemporary suite with a walk-in shower and quality fittings. Externally, the property enjoys access to a communal drying green, with a defined section of private garden to the left-hand side. This area is mainly laid to lawn with a patio, ideal for outdoor seating, and is complemented by a versatile garden room, perfect for home working, hobbies or storage. To the front, a large driveway offers ample off-street parking. This is a superb opportunity to acquire a move-in condition flat in a convenient and sought-after location.

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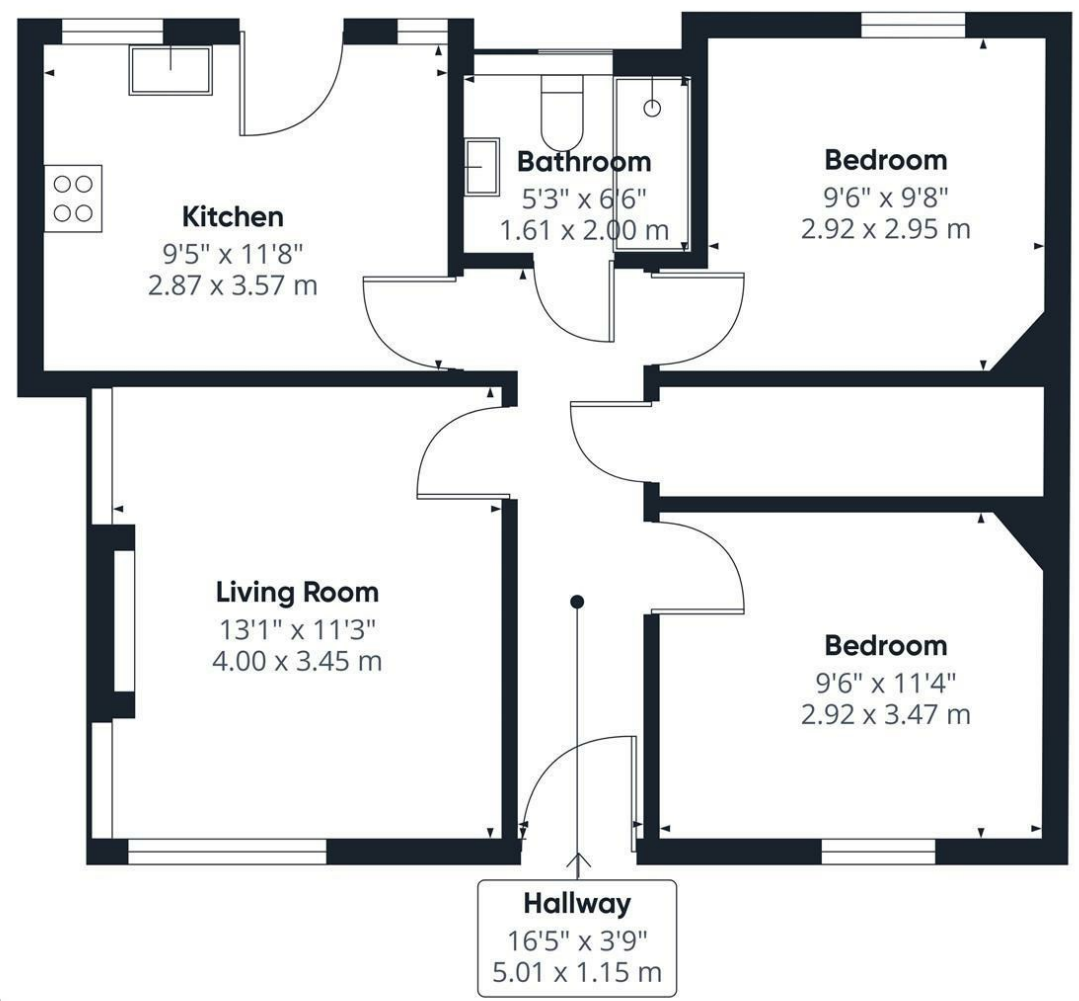


Location

Murray Crescent is a popular and well-established residential area within Perth, offering a peaceful setting while remaining close to a wide range of amenities. The property is conveniently located for local shops, supermarkets and schooling, making it ideal for a variety of buyers. Perth city centre is just a short distance away, providing an excellent selection of restaurants, leisure facilities and retail options. There are good transport links nearby, including easy access to major road networks, making commuting straightforward. The surrounding area also offers attractive green spaces and riverside walks, adding to the appeal of this convenient yet tranquil location.





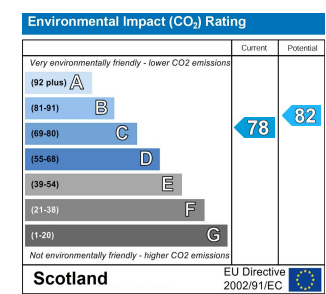
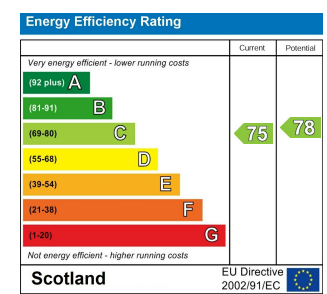
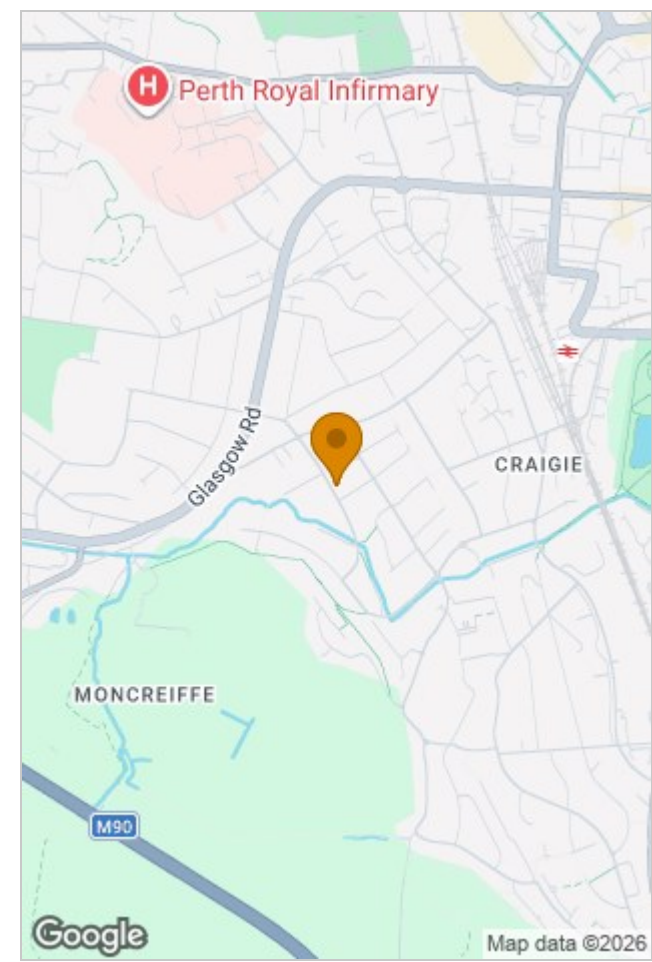


Approximate total area⁽¹⁾
598 ft²
55.5 m²

(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.

