

Simple Approach



Estate Agents



**31 Cromlix Road, Perth
PH2 8DB**

Offers over £42,000

This property is available through a 25% shared ownership scheme with Caledonia Housing Association.

Nestled on the desirable Cromlix Road in Perth, this stylish ground floor flat offers a perfect blend of comfort and convenience. With two generous bedrooms, this property is ideal for individuals or small families seeking a welcoming home. The spacious reception room features patio doors that open onto a private decking area, providing stunning views over the picturesque landscape of Perth—perfect for enjoying a morning coffee or evening relaxation.

The flat boasts a well-appointed bathroom and a modern kitchen, ensuring that all your daily needs are met with ease. Additionally, private parking is available at the front of the property, adding to the convenience of this lovely home.

Situated in a sought-after location, you will find yourself close to a variety of amenities, including shops, parks, and public transport links, making it easy to enjoy all that Perth has to offer.

Excellent opportunity for first-time buyers or those looking to downsize. Don't miss the chance to make this charming flat your new home in a vibrant community.

Lounge

15'6" x 16'4" (4.73 x 4.99)

Kitchen

8'9" x 8'1" (2.69 x 2.47)

Entrance Hallway

13'11" x 3'5" (4.26 x 1.05)

Bedroom One

8'5" x 11'5" (2.59 x 3.49)

Bedroom Two

8'5" x 11'5" (2.58 x 3.49)

Bathroom

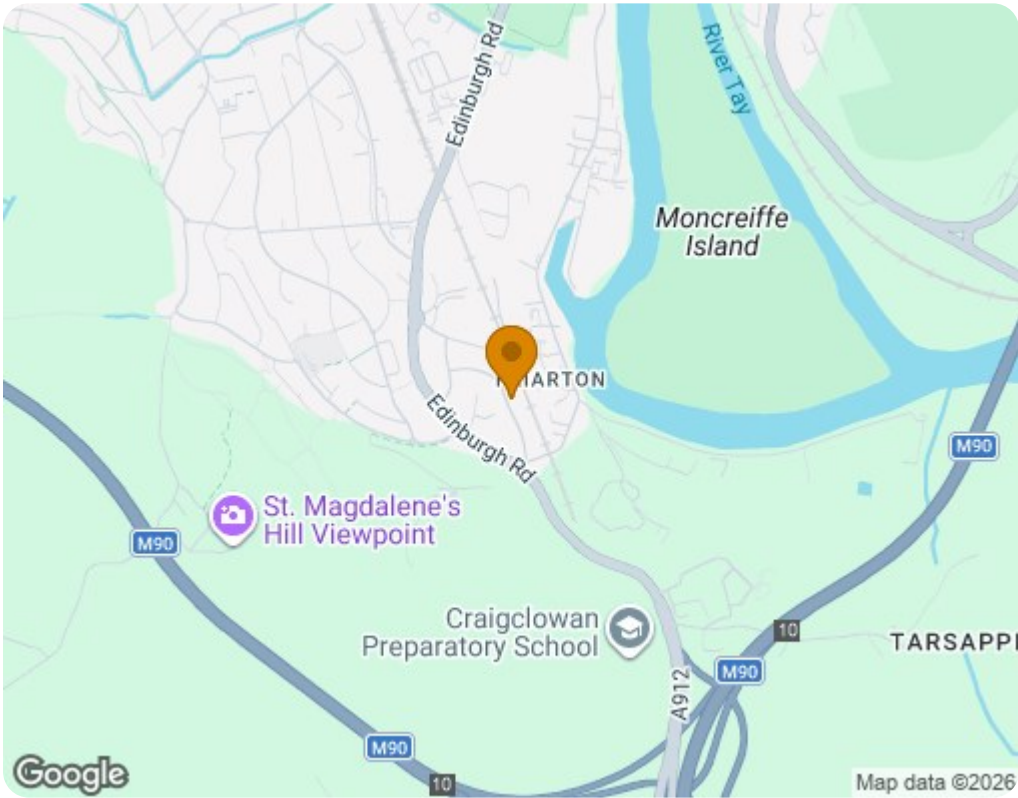
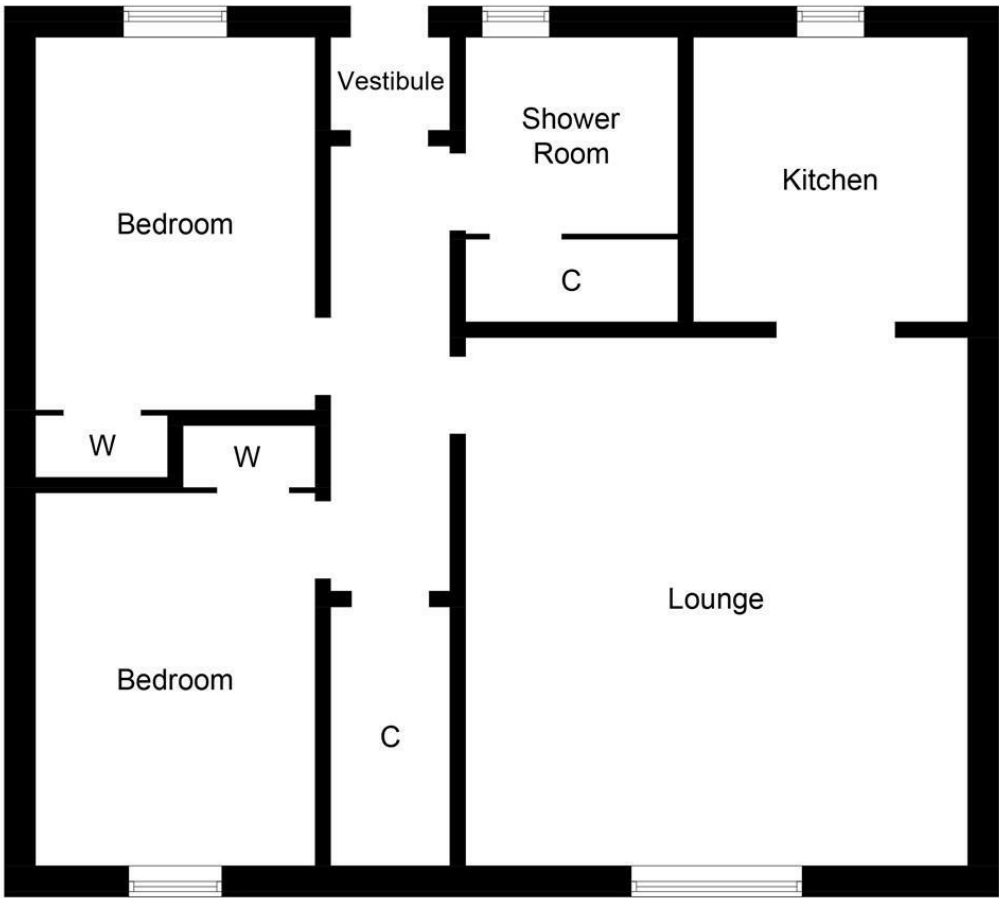
6'4" x 5'9" (1.95 x 1.76)





- Spacious Ground Floor Apartment
- Private Parking To The Front Of The Property
- Stunning Views Over Perth
- Occupiers Fee Per Month £290.90
- Generous Two Bedrooms
- Double Glazing & Electric Heating
- Sought After Location Close To All Amenities
- Stylish & Modern Kitchen
- Lounge Patio Doors Going Out To A Private Decking Area
- *25% SHARED OWNERSHIP WITH CALEDONIA HOUSING ASSOCIATION*





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	61
(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	89	90
(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		