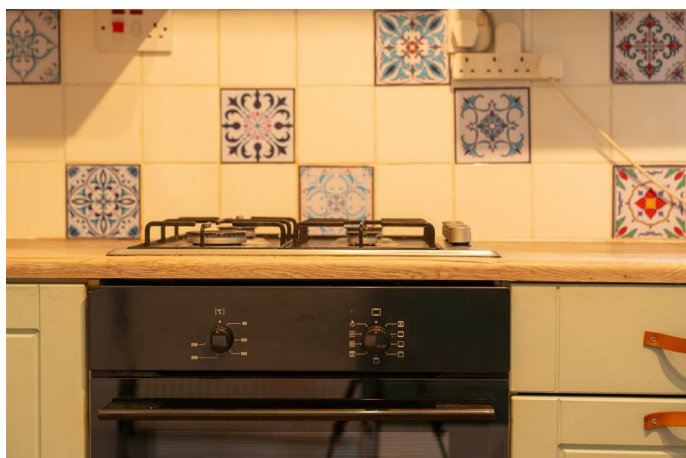


Simple Approach



**5B Darnhall Crescent, Perth  
PH2 0HH**

**Offers over £132,950**

Simple Approach are delighted to present this well-proportioned two-bedroom upper-floor flat set within the popular residential area of Darnhall Crescent, Perth. This lovely home is accessed via its own private front door and offers bright, spacious accommodation throughout, making it an ideal option for first-time buyers, investors, or those seeking an affordable and well-located property.

The layout comprises a welcoming hallway, a bright and comfortable lounge, a generously sized kitchen with ample worktop and storage space, two well-proportioned double bedrooms and a fresh white bathroom. The property further benefits from gas central heating, double glazing and excellent storage options. Externally, residents will appreciate the private rear garden, as well as ample on-street parking available. Overall, this is an excellent opportunity to purchase fantastic flat in a convenient area close to local amenities, transport links and Perth city centre. Early viewing is highly recommended.

**Lounge**

13'2" x 11'8" (4.03 x 3.58)

**Kitchen**

9'7" x 11'1" (2.93 x 3.38)

**Bedroom One**

13'8" x 9'7" (4.19 x 2.93 )

**Bedroom Two**

11'3" x 9'7" (3.45 x 2.94 )

**Bathroom**

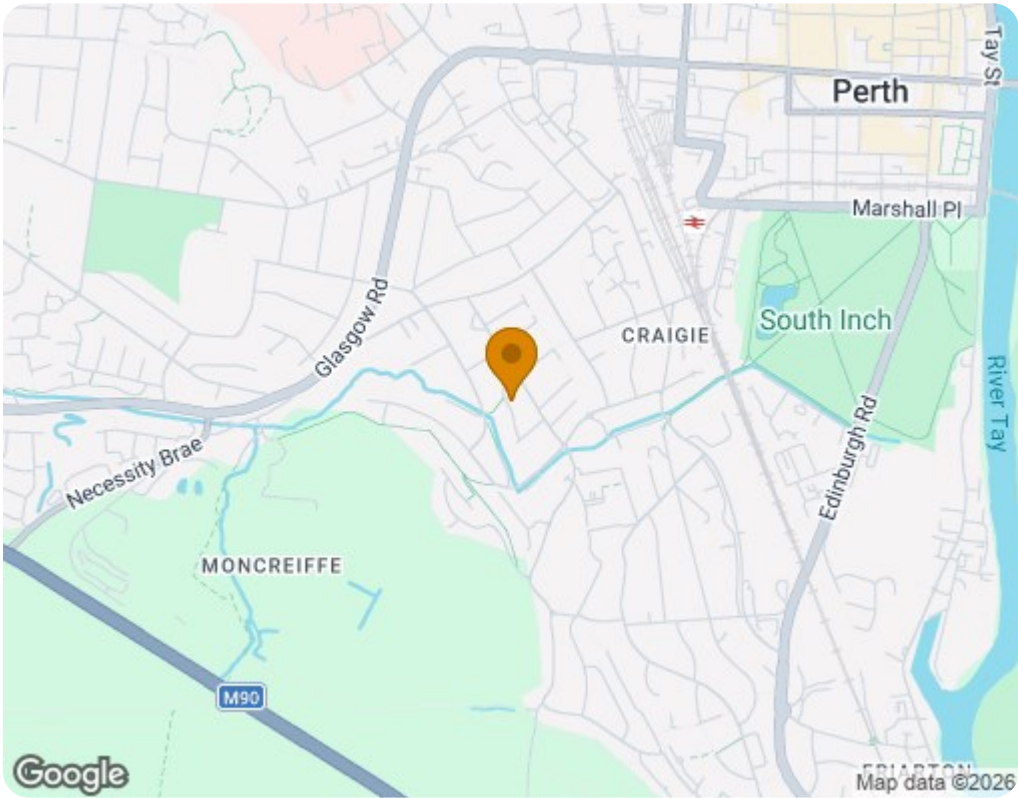
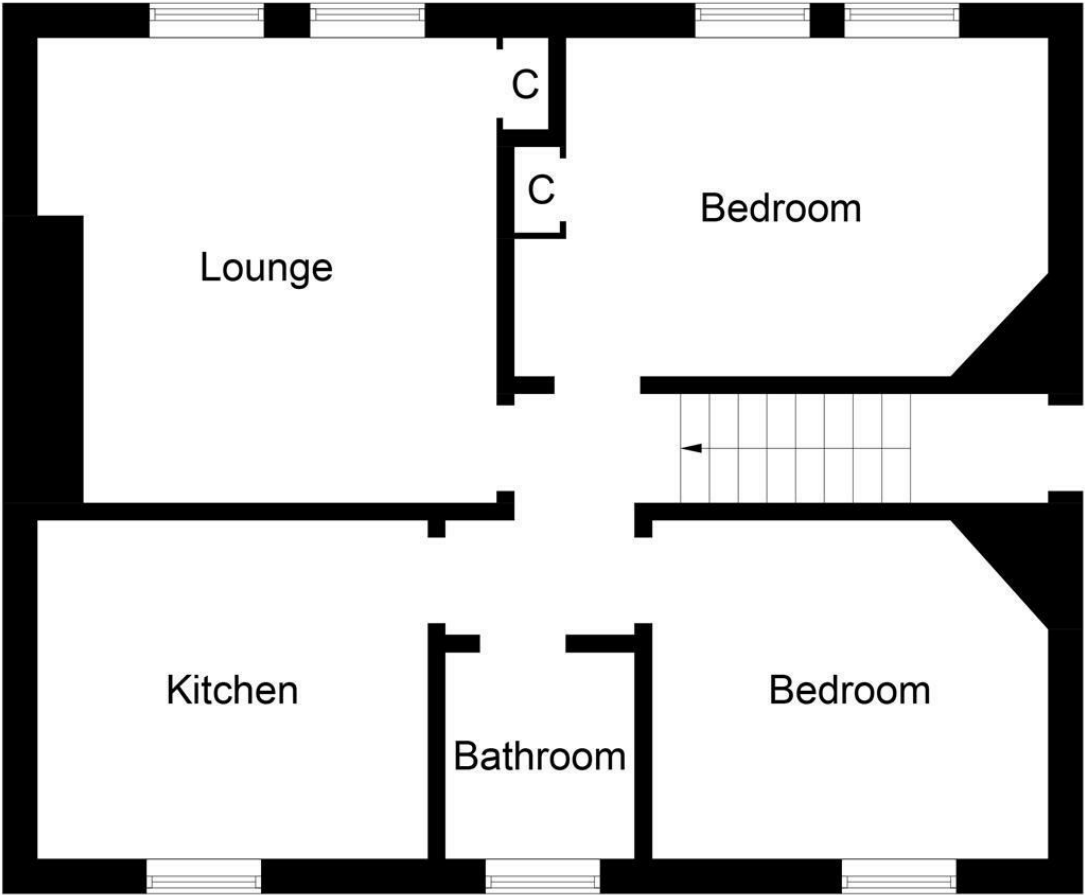
6'1" x 5'4" (1.87 x 1.63)





- Upper Floor Flat
- Sizeable Kitchen
- Private Rear Garden
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Contact Our Mortgage Team To Discuss Your Options!
- Bright Lounge
- Ample On Street Parking





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 75      | 75        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Scotland                                                        |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       | 82      | 82        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Scotland                                                        |         |           |