

Simple Approach



Estate Agents



6 LOGIE CRESCENT, PH12ER



**6 Logie Crescent, Perth  
Perthshire PH1 2ER**

**Offers over £76,500**

Simple Approach are pleased to welcome this well presented two bedroom own main front and back door ground floor flat on Logie Crescent to the open market. Set within the heart of Letham, this property boasts sought-after features such as gas central heating, a private front and back garden, two double bedrooms and bright and spacious accommodation throughout, this property is the perfect purchase for any first time buyer or growing family looking for a conveniently located, move-in condition home. This property could not be better located for access to all local amenities including Primary Schools, bus routes to Perth City Centre and Tesco Supermarket as well as quick access onto the motorway for routes into Edinburgh & Glasgow. Viewing is absolutely essential in order to appreciate the spacious accommodation and the overall good condition of property that is on offer

**Lounge**

13'5" x 14'1" (4.1m x 4.3m )

**Kitchen**

8'10" x 6'6" (2.7m x 2.m)

**Bedroom 1**

13'5" x 14'1" (4.1m x 4.3m )

**Bedroom 2**

9'6" x 12'1" (2.9m x 3.7m )

**Bathroom**

5'10" x 6'2" (1.8m x 1.9m)

**External**

This property comes with on street parking to the front of the property. At the rear there is a private family garden which is mainly laid to lawn and enclosed by timber fencing for safety and privacy ideal for children, this

property also comes with a patio area and a large shed situated to the back of the garden which has been included in the sale.

**Location**

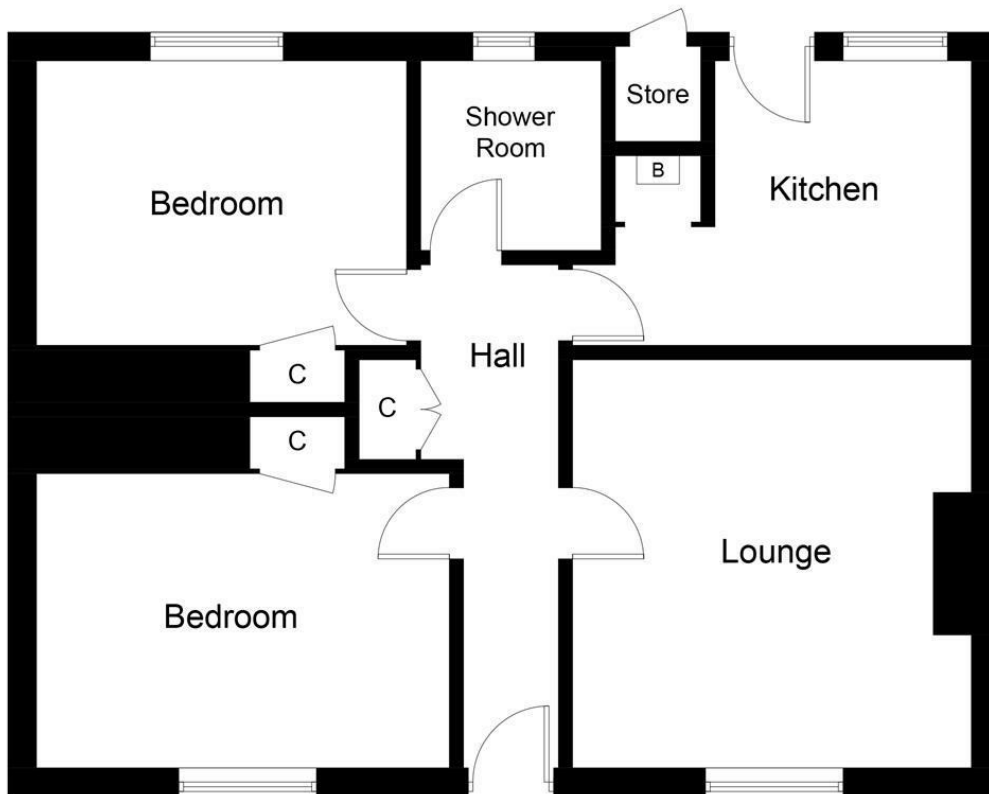
Logie Crescent is set in the heart of area of Letham, sought-after for its locality to nearby shops, reputable schools and to Perth City Centre all just minutes away via car or via a regular bus route. Both Inveralmond and Broxden Roundabout are within easy reach, providing quick links to larger cities such as Dundee, Edinburgh and the Central Belt- ideal for the commuter.



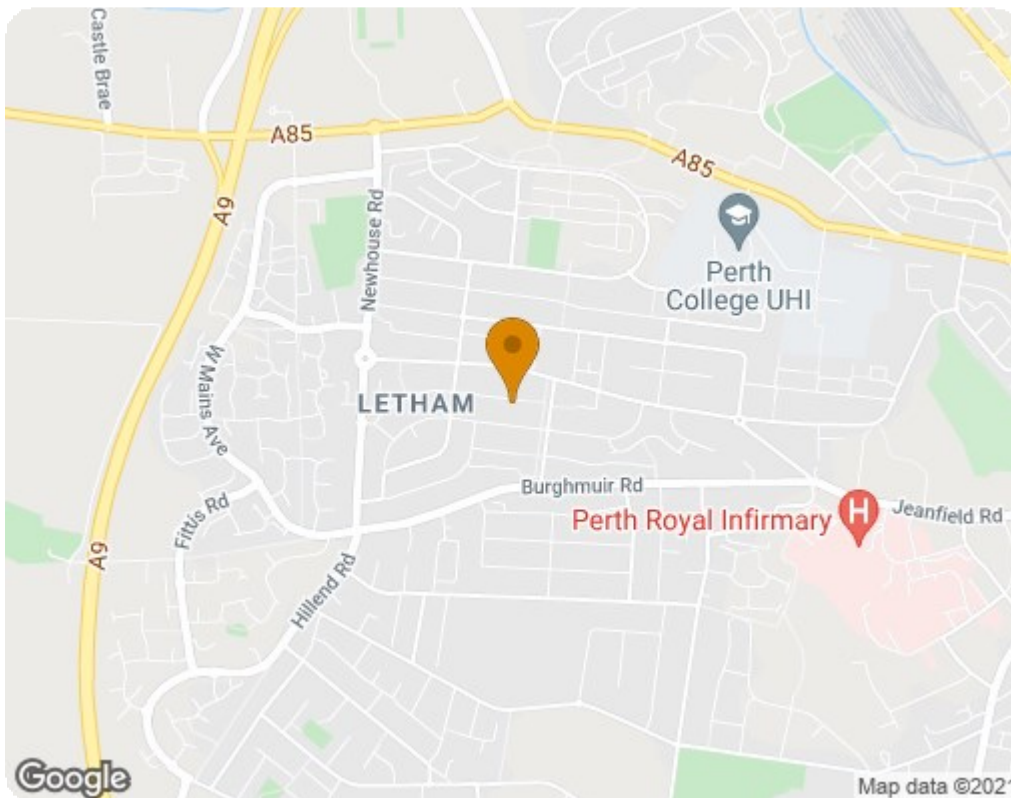


- Well Presented Ground Floor Flat
- Gas Central Heating & Double Glazing
- Close To All Amenities
- Own Front & Back Main Doors
- Private Front & Back Garden
- Ideal Residential Location





**Ground Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
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<b>Scotland</b>		EU Directive 2002/91/EC