

Simple Approach



**41 Murray Crescent, Perth
Perthshire PH2 0HW**

Offers over £172,950

Simple Approach are excited to welcome this well presented three bedroom property on Murray Crescent to the Perthshire residential market. Set in the heart of the highly desirable location of Craige. This great family home consist of a bright and spacious lounge, a fitted kitchen with ample space for family dining and freestanding white goods, three substantial double bedrooms two with useful fitted storage and a family bathroom with shower over bath facility. Externally the property benefits from being set on a generous corner plot, having a fully enclosed front garden and ample on street parking available. This property could not be better placed for its quick access to all the amenities and leisure facilities of Perth such as supermarkets, pubs, restaurants, concert hall and cinema, to name just a few are just a short walk away as well as being on a regular bus route to and from Perth City Centre. Viewing is essential to appreciate the quality of home on offer, as well as the fantastic location that Murray Crescent provides.

entrance Hallway

15'9" x 6'2" (4.81 x 1.88)

Lounge

17'7" x 11'2" (5.38 x 3.42)

Kitchen

10'7" x 8'5" (3.25 x 2.59)

Bathroom

5'2" x 6'4" (1.60 x 1.95)

Bedroom

12'7" x 8'5" (3.85 x 2.58)

Bedroom

10'6" x 13'7" (3.21 x 4.15)

Bedroom

12'8" x 8'6" (3.87 x 2.60)

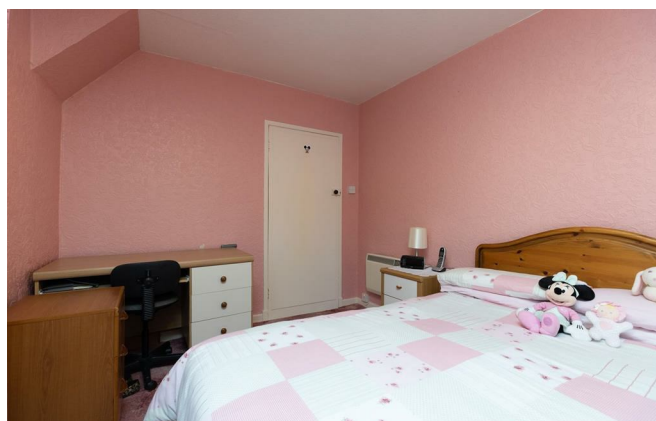
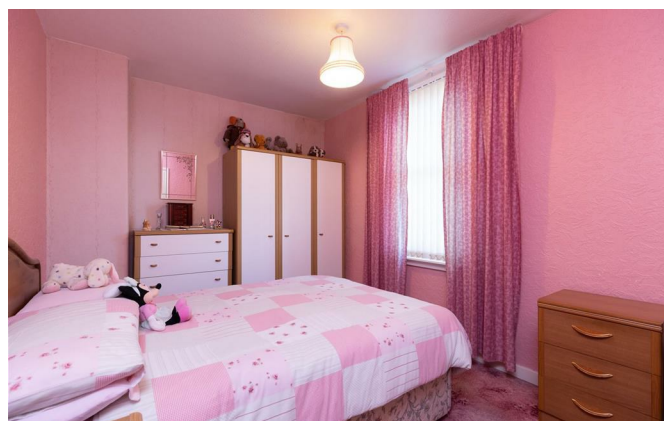
Rear Vestibule

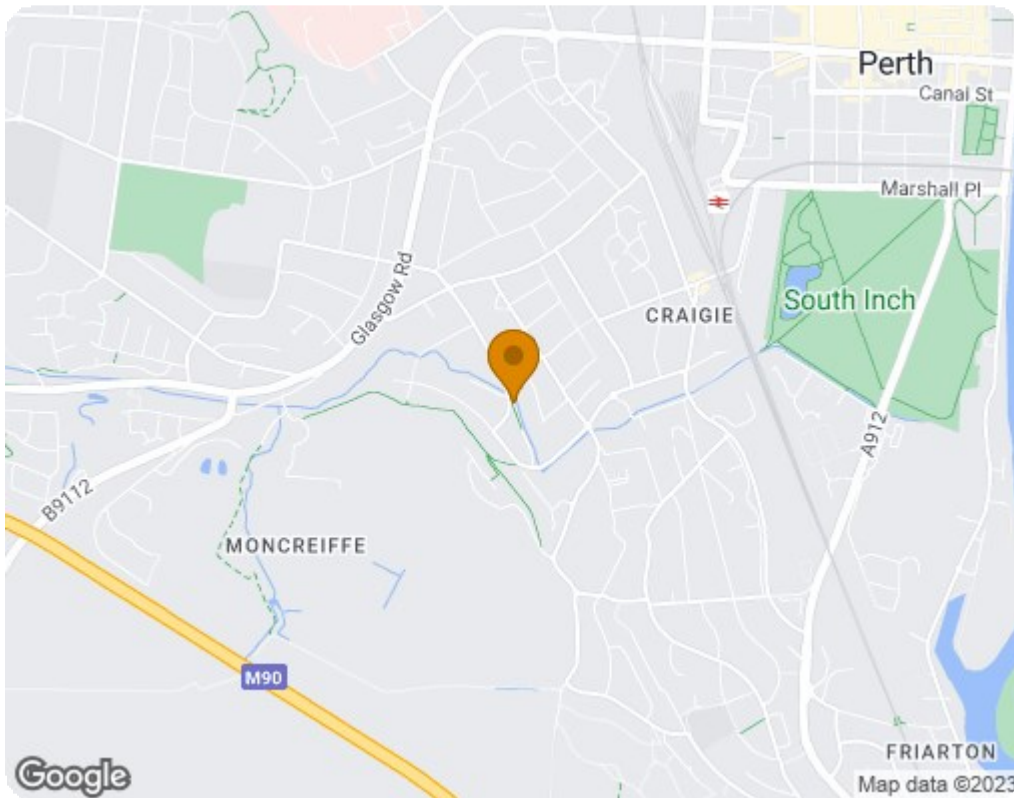
4'5" x 4'0" (1.37 x 1.22)






- Three Substantial Bedrooms
- Close To All Local Amenities
- Generous Corner Plot
- Sought After Craigie Location
- Ample On Street Parking Available





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC 