

Simple Approach



**11 Unity Crescent, Perth  
Perthshire PH1 2BL**

**Offers over £159,500**



Simple Approach are excited to welcome this bright, spacious and very well presented semi-detached house on Unity Crescent to the residential market. Set just off the Crieff Road of Perth just a few minutes from the City Centre, this gorgeous family home is ideally situated for its close proximity to all amenities found on the High Street as well as to both Perth Train and Bus Station- perfect for the local commuter. This property comes to the market in move-in condition throughout and comprises a bright and welcoming lounge with large picture window providing stunning elevated views to the front, leading onto a dining area and onto a modern fitted kitchen all set across the ground floor. On the upper floor there are three double bedrooms two with ample storage as well as a modern shower room. Due to its excellent location and overall good condition this property lends itself to a wide range of buyers and would be the perfect purchase for any first time buyer or growing family looking for a modern home in a sought-after residential area, with modern comforts such as gas central heating, double glazing, a fully enclosed garden and the potential for a private driveway to the front subject to local planning permissions being obtained by the purchaser.

**Lounge**  
16 x 13 (4.88m x 3.96m)

4'11" x 6'5" (1.52 x 1.96)

**Dining room**  
10 x 7 (3.05m x 2.13m)

**Kitchen**  
10'5" x 7'2" (3.18m x 2.2m)

**Bedroom**  
10 x 8 (3.05m x 2.44m)

**Bedroom**  
13 x 9 (3.96m x 2.74m)

**Bedroom**  
8 x 7 (2.44m x 2.13m)

**Bathroom**

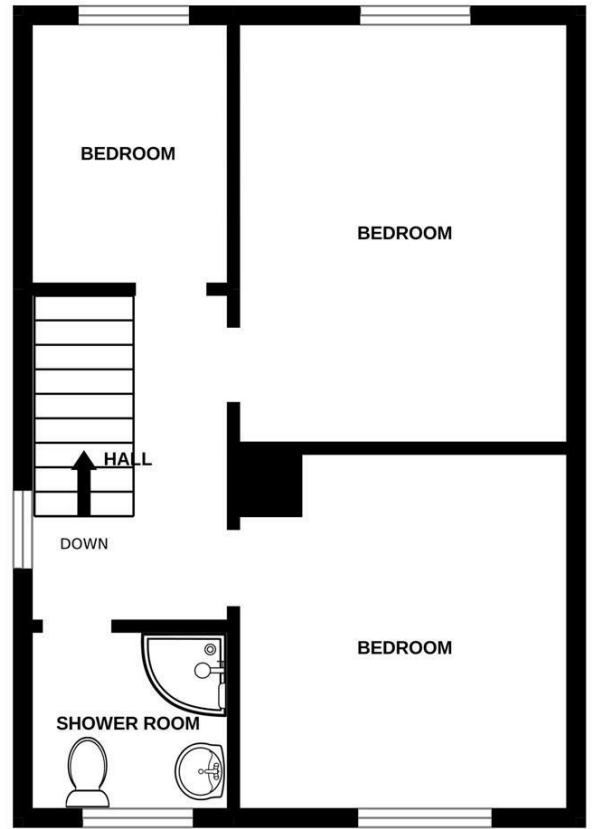
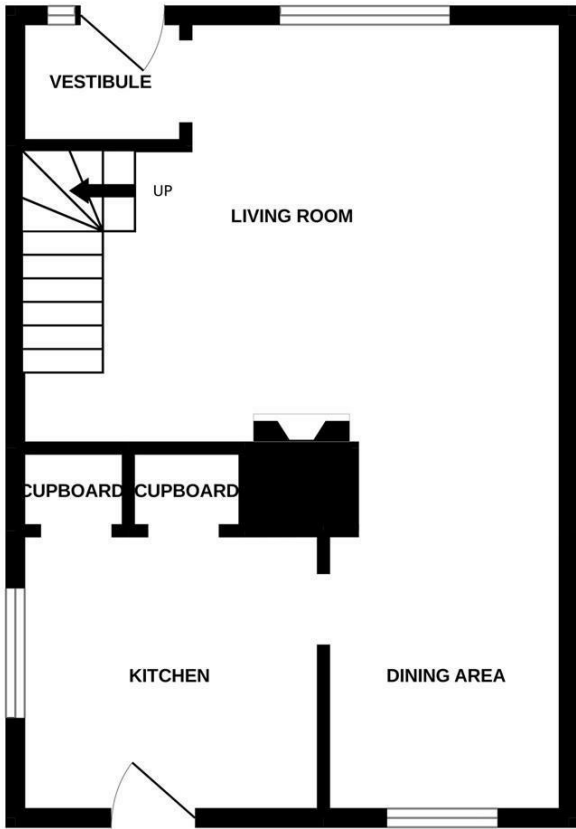




- Three Double Bedrooms
- Move-in Condition Throughout
- Semi-Detached
- Open Plan Lounge And Dining Room
- Close To All Local Amenities
- Private Back Garden
- Great Perthshire Views







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			77
(69-80) C		58	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	