

Simple Approach



**4B Drummond Crescent, Perth
Perthshire PH2 8BZ**

Offers over £127,950

Simple Approach are pleased to welcome this well presented, upper floor apartment on Drummond Crescent to the Perthshire residential sales market. Set within a highly sought after location, this lovely property comes to the market in great move in condition throughout. Drummond Crescent comprises of; a welcoming entrance hallway, a bright front facing lounge, sizeable kitchen, two generous bedrooms and a stylish shower room. The property further benefits from sought after features such as gas central heating, double glazing and a well maintained private rear garden with a driveway & a garage. This property is the ideal purchase for any first time buyer, small family or investor looking for a well located property in good move in condition throughout, which only viewing will confirm.

Lounge

13'1" x 13'6" (3.99 x 4.12)

Kitchen

9'6" x 11'1" (2.92 x 3.38)

Bedroom One

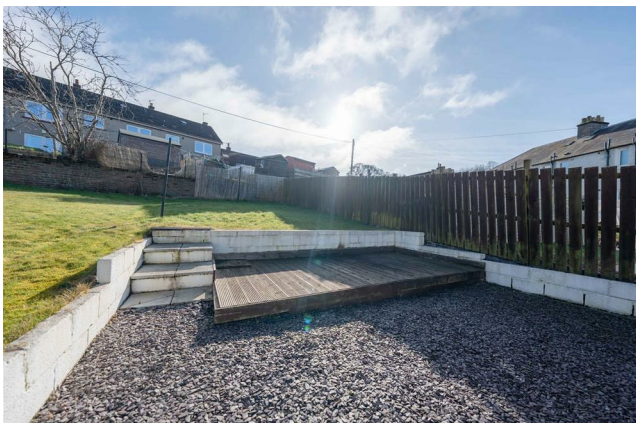
11'7" x 9'8" (3.55 x 2.95)

Bedroom Two

11'0" x 9'10" (3.37 x 3.01)

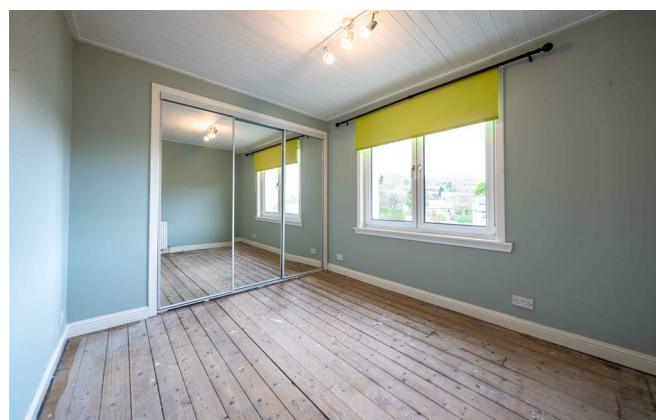
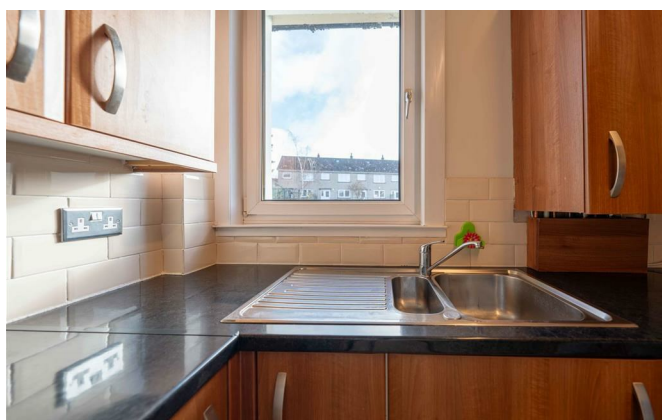
Shower Room

6'0" x 5'4" (1.84 x 1.63)





- Upper Floor Apartment
- Two Generous Bedrooms
- Bright Front Facing Lounge
- Sizeable Fitted Kitchen
- Gas Central Heating & Double Glazing
- Well Maintained Private Rear Garden
- Driveway For 3 Cars & A Garage



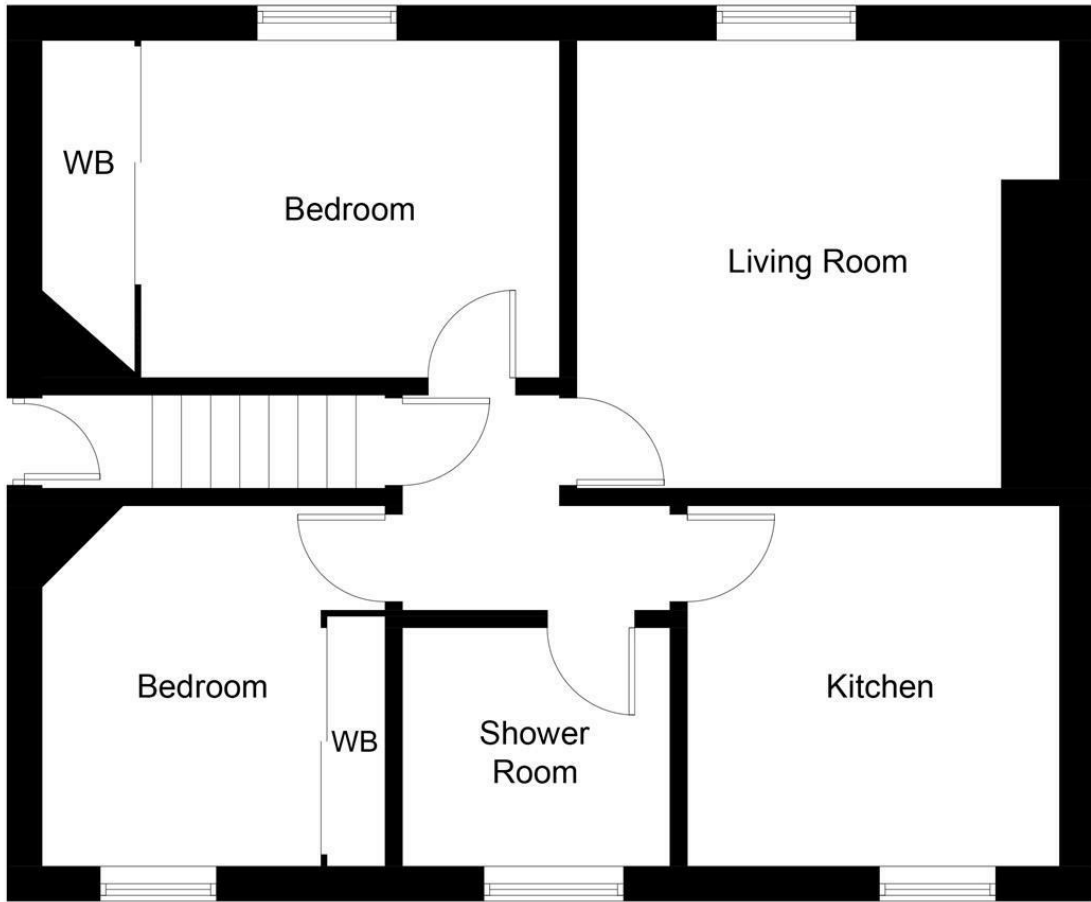
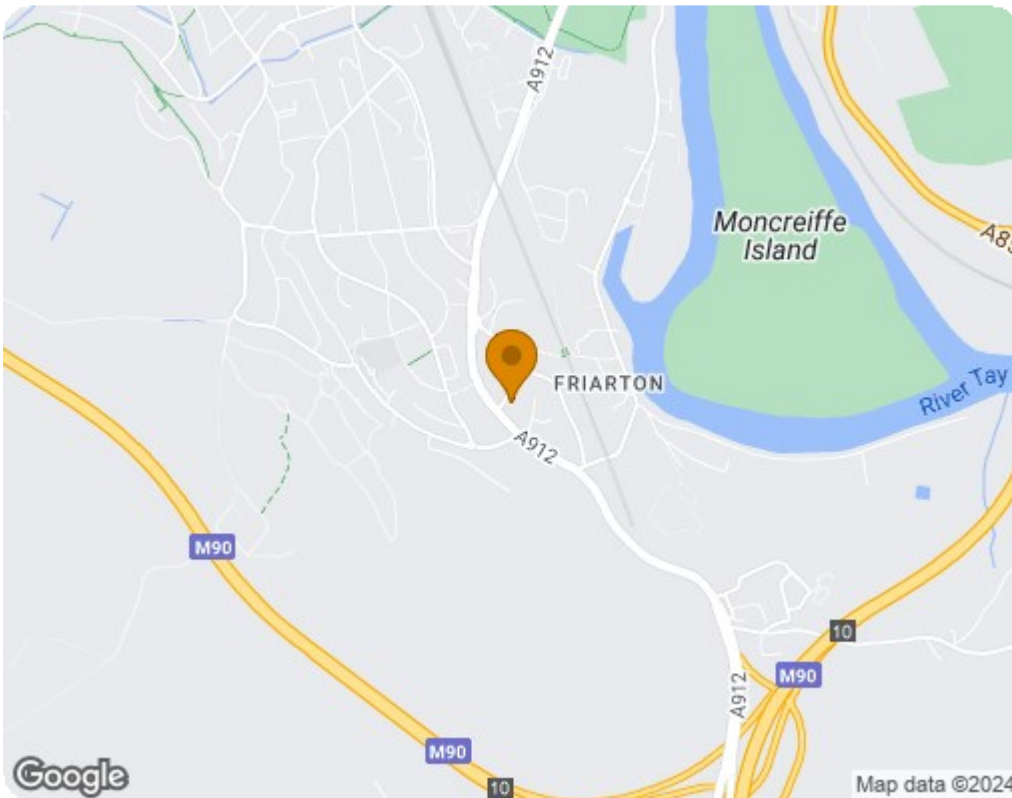


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1055101)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(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			
(69-80) C		75	82
(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	