

Simple Approach



**10 Allison Crescent, Perth
Perthshire PH1 2UA**

Offers over £24,950

Simple Approach are pleased to welcome this bright, spacious and well presented one bedroom flat within the modern development on Allison Crescent to the residential market. Sold as a quarter-share this lovely property is the perfect purchase for any first time buyer or single person looking for an affordable home to start them on the property ladder, comprising a tastefully decorated lounge, a separate modern fitted kitchen, a double bedroom with ample fitted storage and a stylish bathroom with shower over bath facility and white suite. Boasting sought-after features such as double glazing, a secure entry system and an allocated parking space this property offers buyers modern living within a sought-after development and could not be better located for quick access into Perth City Centre and to routes accessed by the Inveralmond/ Broxden Roundabout such as Dundee, Edinburgh and the Central Belt. Viewing is absolutely essential to appreciate the quality of home on offer, as well as the fantastic location and the excellent opportunity that presents itself to a first time buyer looking to start out in a move-in condition property.

Living Room

4.08x3.58 (1.22m.2.44mx0.91m.17.68m)

Kitchen

4.58x3.30 (1.22m.17.68mx9.14m)

Bathroom

2.61x1.37 (0.61m.18.59mx0.30m.11.28m)

Bedroom

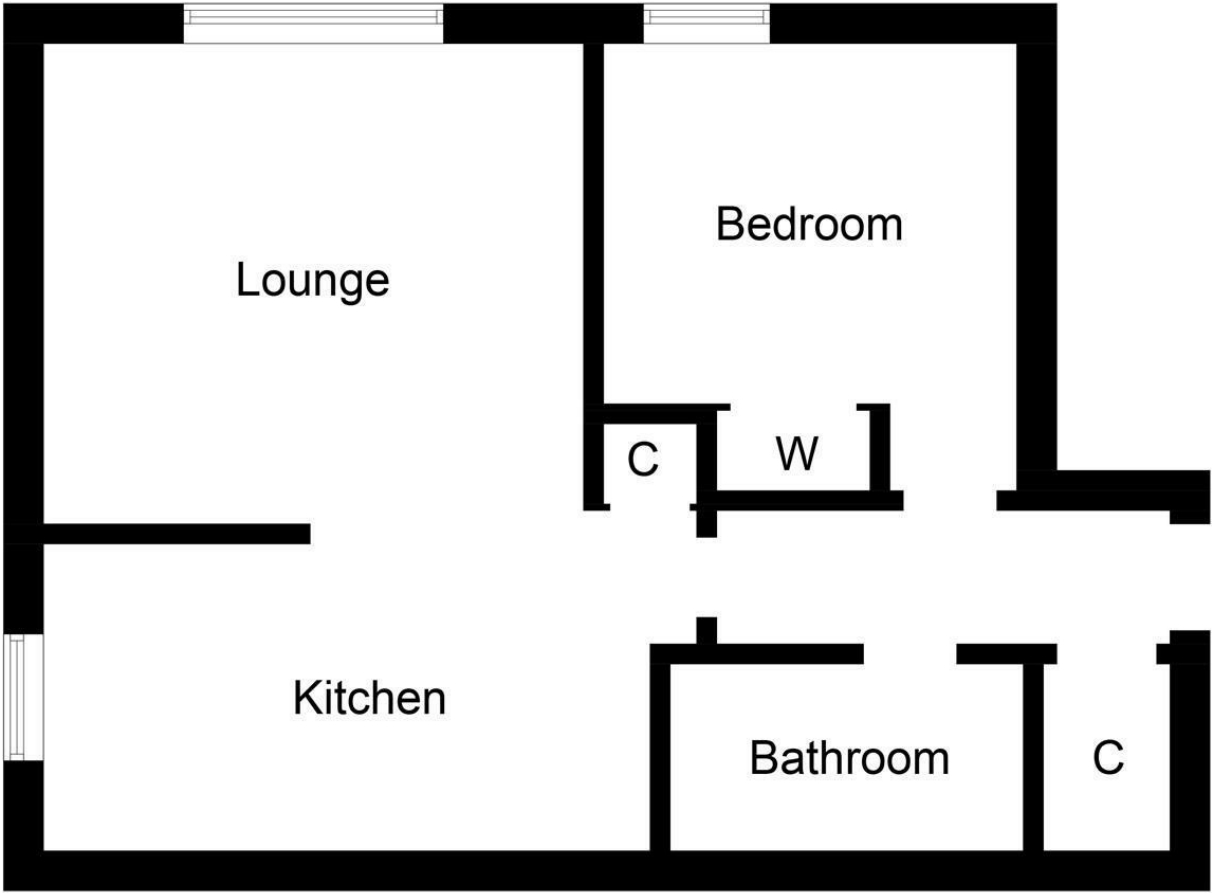
3.10x3.31 (0.91m.3.05mx0.91m.9.45m)





- Quarter Share
- Double Bedroom
- Open Plan Kitchen
- Spacious Living Room
- Double Glazing & Electric Heating
- Top Floor Flat
- Desirable Area





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	71
(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		
(55-68) D	52	57
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		