

Simple Approach



**25 Moulin Crescent, Perth
Perthshire PH1 2EA**

Offers over £72,000

Simple Approach are delighted to welcome this beautifully appointed and generously proportioned one bedroom first floor flat on Moulin Crescent to the residential market. Set in the heart of the desirable area of Letham this immaculate property is very well-placed for its nearby amenities including local shops, restaurants and primary schools, as well as being just minutes away from Perth City Centre for all High Street shopping. This outstanding property is set over one floor and comes to the market in move-in condition throughout, comprising a bright and spacious lounge, a modern spacious kitchen, one double bedroom and a stylish family bathroom with shower over bath facility. Enjoying an elevated position with lovely views to the front, this property also boasts sought-after features such as gas central heating, double glazing, and a private garden to the rear. This property offers any first time buyer or growing family all of the benefits of a tastefully-decorated family home in a fantastic residential

Dining Lounge

15'1" x 11'1" (4.6 x 3.38)

Kitchen

6'0" x 9'2" (1.85 x 2.8)

Master Bedroom

11'4" x 11'8" (3.47 x 3.57)

Bathroom

6'1" x 6'0" (1.86 x 1.83)

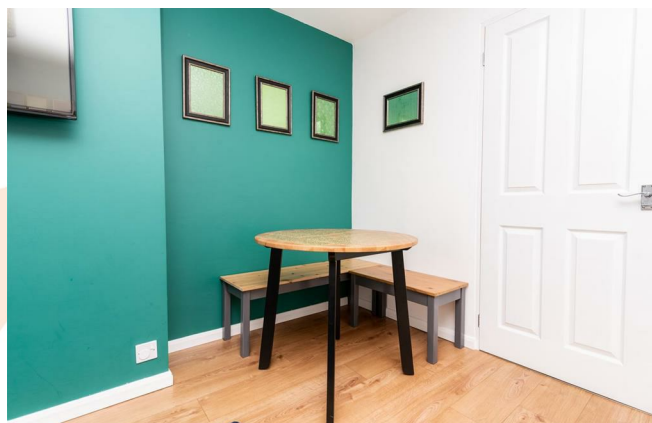
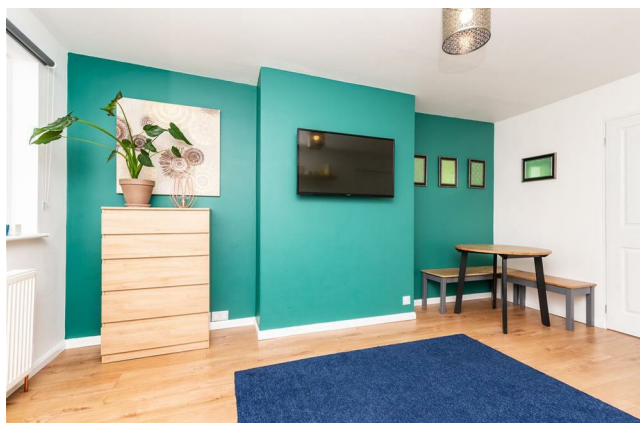
External

External Store- 0.86m x 1.89m

Externally this property boasts a privately-owned section of the rear garden following on from the gravel driveway which also pertains to this flat. The grounds are fully enclosed and provide the perfect spot for children or pets to play in the sunshine.

Location

Moulin 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.

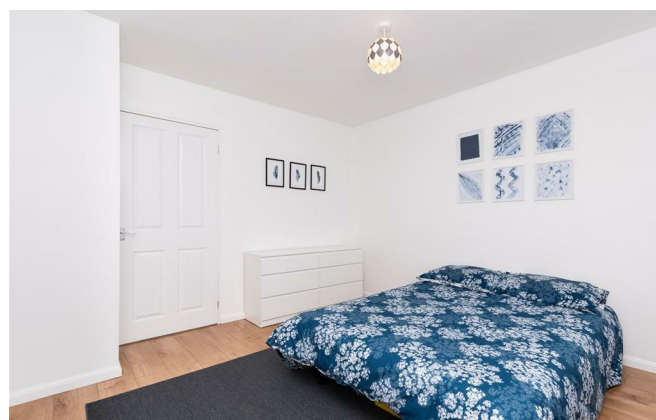


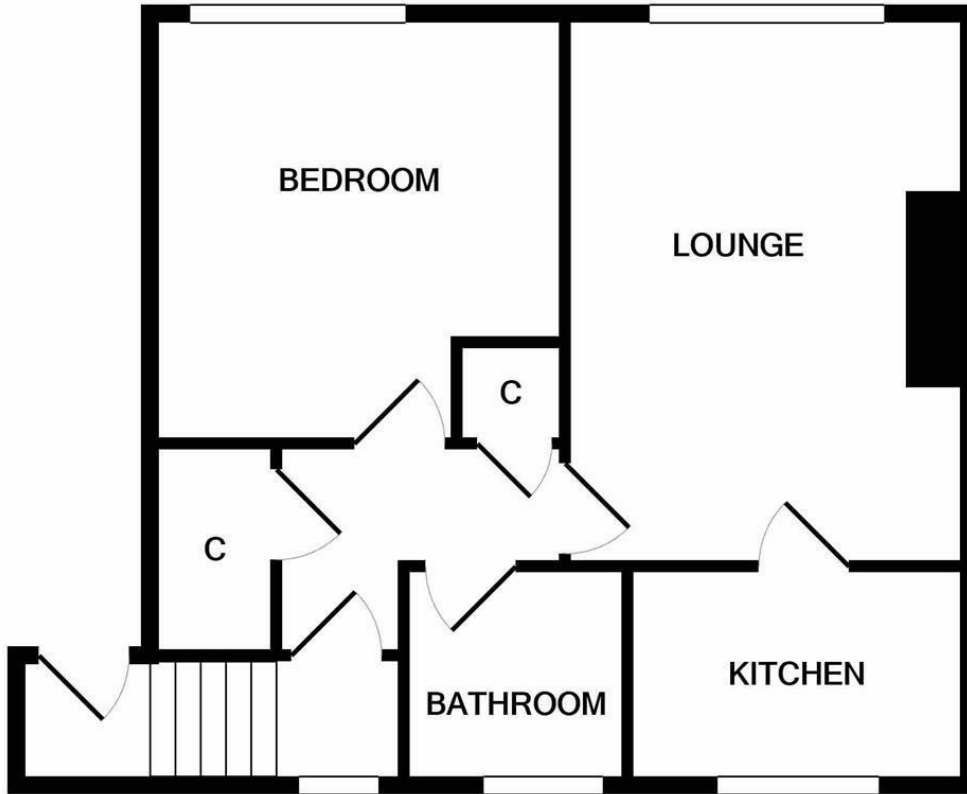


- Gas Central Heating
- Private Driveway

- Double Glazing
- Enclosed Rear Garden

- Good commuter location
- Nearby to School facilities





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	76
(69-80) C		
(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	78	78
(69-80) C		
(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