

Simple Approach



**40a Darnhall Drive, Perth
Perthshire PH2 0HF**

Offers over £118,000

Simple Approach are delighted to welcome this attractive ground floor flat on Darnhall Crescent to the residential market. Enjoying its own private front and back door with well-kept grounds to either side this property offers all of the benefits of a family home, situated in the heart of the ever desirable area of Craigie just minutes away from all amenities found locally and in the nearby City Centre of Perth. This property comes to the market in move-in condition throughout having been decorated in soft, neutral tones- comprising; a bright and spacious lounge overlooking to the front, a modern kitchen with fitted appliances, two double bedrooms and a spacious modern shower room. Boasting sought-after features such as UPVC double glazing and gas central heating this property lends itself to a wide range of buyers and is the perfect purchase for any first time buyer, small family or mature buyer looking for modern and easy living across one floor. Viewing is absolutely essential to appreciate the full package on offer on Darnhall Crescent, with particular note to the excellent front and rear, both very well maintained by the present owners. The gardens are both fully enclosed and the front of the property overlooks a large playpark, creating the ideal spot for growing families looking to be within seconds of a secure space for children to play safely.

Bedroom

9'3" x 10'11" (2.83 x 3.33)

Bedroom

9'2" x 10'11" (2.80 x 3.34)

Kitchen

9'3" x 11'0" (2.82 x 3.37)

Bathroom

4'8" x 5'7" (1.43 x 1.72)

Entrance Hallway

11'8" x 2'11" (3.56 x 0.91)

External

Externally this property benefits from privately owned

Location

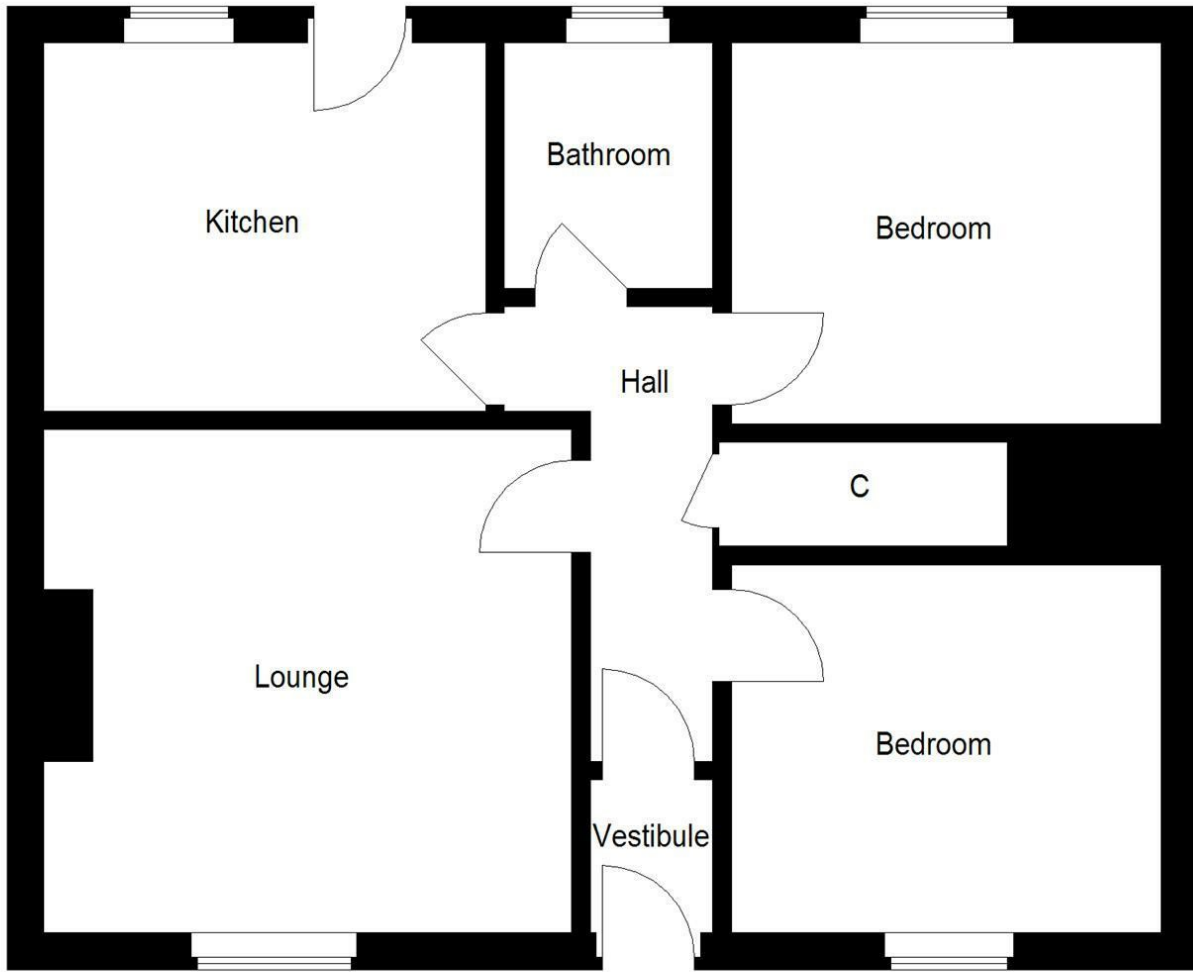
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as nearby amenities such as shops, restaurants, leisure pool and two reputable Primary Schools. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.





- Well Presented Ground Floor Flat
- Two Double Bedrooms
- Gas Central Heating & UPVC Double Glazing
- Private Front & Back Door
- Well Maintained Front & Rear Gardens
- Sought-After Residential Location





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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		67	76
(55-68) D			
(39-54) E			
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Scotland		EU Directive 2002/91/EC	