

Simple Approach



42h Allison Crescent, Perth  
PH1 2US

Offers over £124,950

Simple Approach are pleased to welcome this immaculately presented second floor apartment on Allison Crescent to the residential market. Set in the heart of a modern development within the Tulloch area of Perth this property could not be better placed for its quick access to amenities found in Perth and the City Centre which include shops, supermarkets and schooling and are all situated within walking distance. This property comes to the market in excellent and very modern condition throughout and as a nearly new build is still well within its NHBC period, comprising; a bright and spacious open-plan lounge and stylish fully fitted kitchen with integrated appliances, two bedrooms with fitted wardrobes in the master and a stunning bathroom with shower over bath facility. Boasting sought-after features such as UPVC double glazing, a modern gas central heating system and an allocated parking space this sophisticated property lends itself to a wide range of buyers and is the ideal purchase for any first time buyer, sharing professionals or small family looking for a tastefully decorated and well-located home in move-in condition throughout- which only viewing will confirm.

This great property has a management charge each month of £50 which covers the building insurance and all maintenance of the communal areas.

**Living Room**

11'0" x 12'0" (3.37 x 3.66)

**Kitchen**

12'5" x 7'5" (3.80 x 2.28)

**Bedroom 1**

9'0" x 10'6" (2.76 x 3.21)

**Bedroom 2**

11'11" x 6'6" (3.64 x 2.00)

**Bathroom**

6'3" x 6'11" (1.91 x 2.13)

**Entrance Hallway**

9'2" x 5'8" (2.81 x 1.73)

**External**

Externally this property benefits from private and allocated parking to the front, with further on street parking available if needed. The grounds to the rear are maintained by an external company at an affordable monthly rate all covered within the factor fee which is £50 per coming month.

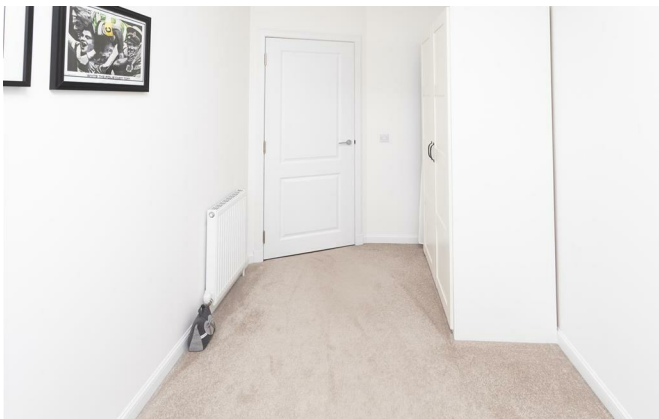
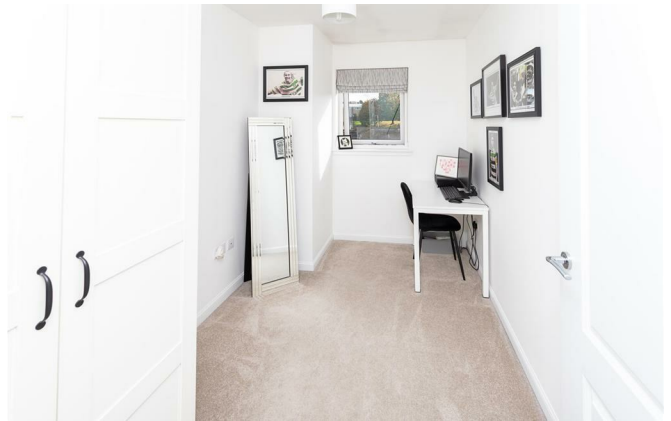
**Location**

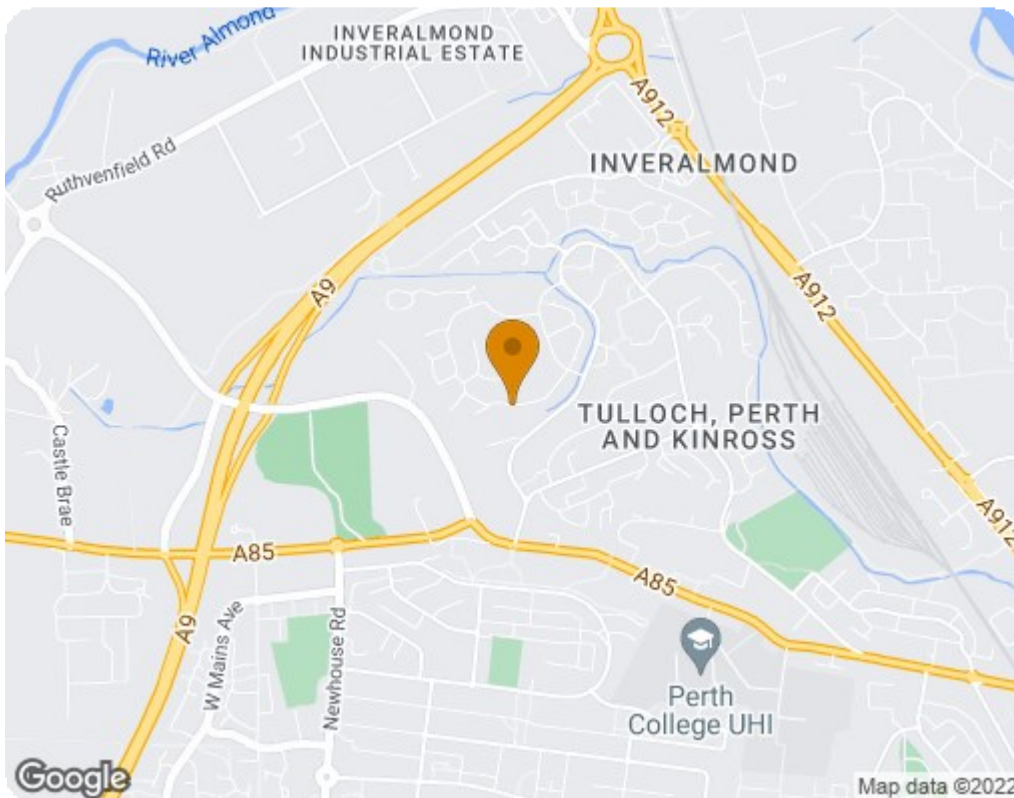
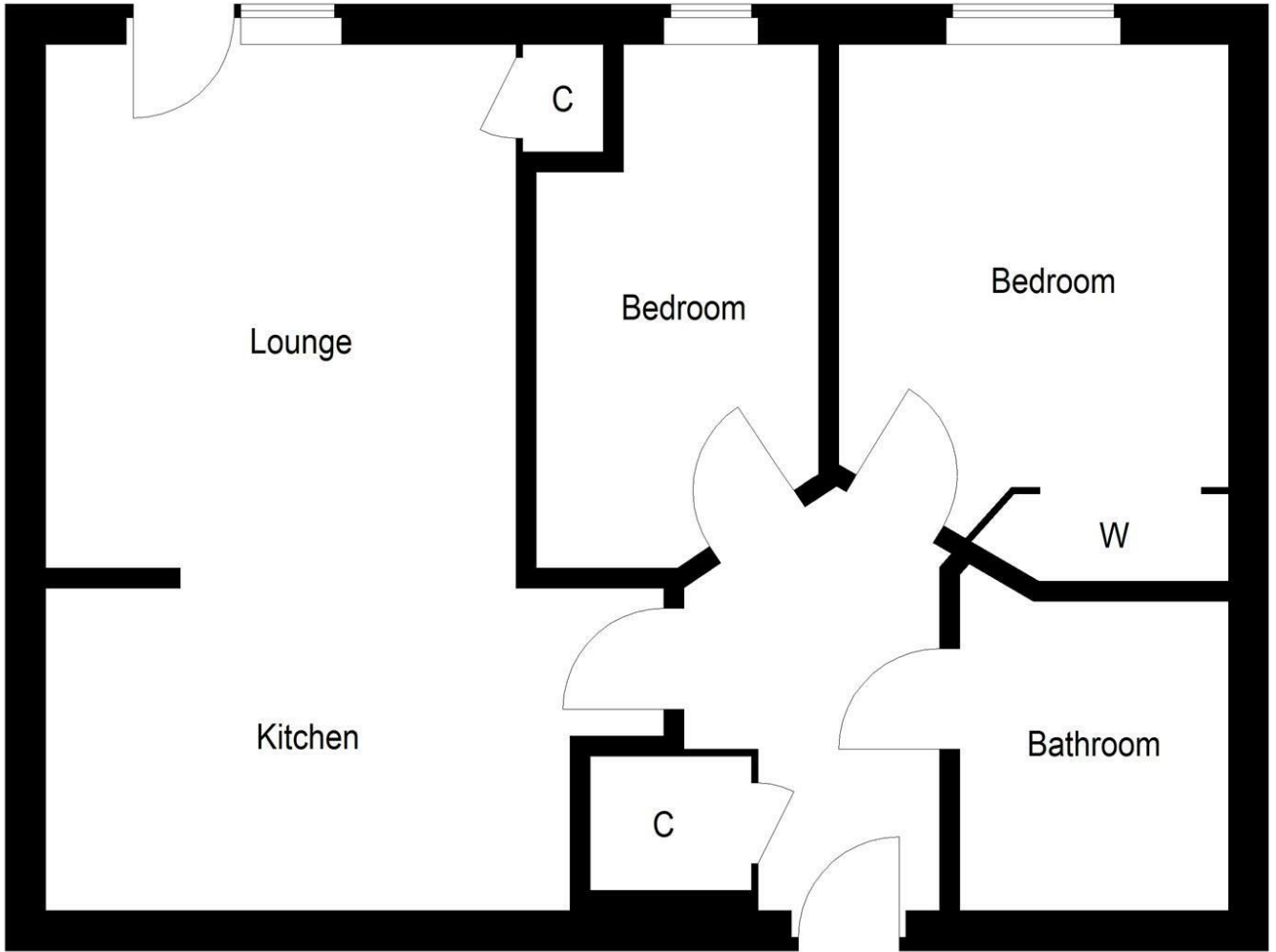
This property could not be better situated, local to nearby amenities including all businesses and shops found in the Inveralmond Industrial Estate, as well as being a short drive away from a Tesco Supermarket on Crieff Road and Farmfoods set just seconds away.





- Beautifully Presented Second Floor Flat
- Two Bedrooms with Fitted Wardrobes in Master
- Gas Central Heating
- UPVC Double Glazing
- Sought-After Modern Build Development
- Allocated Parking Space
- Factor Fee Per Coming Month of £50





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	