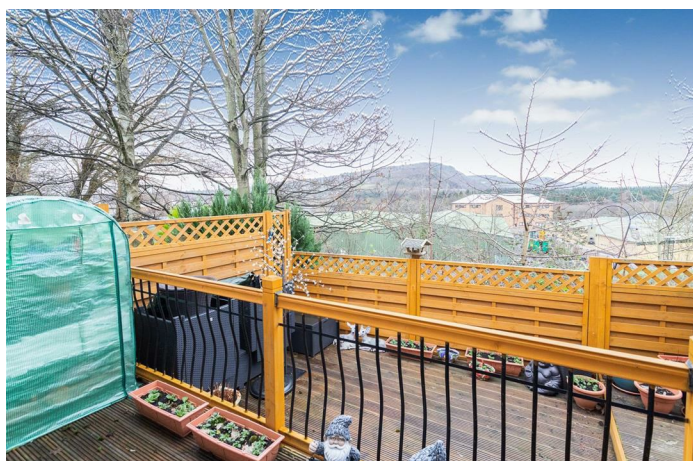


Simple Approach



**31 Cromlix Road, Perth  
Perthshire PH2 8DB**

**Offers over £39,950**



\*\*\*CLOSING DATE SET 12 NOON WEDNESDAY 6TH JANURAY \*\*\*

Simple Approach are delighted to welcome this immaculate well presented two bedroom Ground Floor Flat 25% Share on Cromlix Road to the residential market. Set within the ever popular Craigie area of Perth, this beautiful home is within walking distance of the City Centre as well as local shops, restaurants and a large supermarket- perfect for any purchaser looking to be within a conveniently located property in move-in condition. Boasting sought-after features such as electric heating, double glazing, driveway provided at the front of the property and a communal garden with a modern decking seating area to the rear. This property lends itself to a number of buyers but would perhaps be best suited to a first time buyer or growing family looking for modern living within a sought-after location. The plot provides beautiful views across the rooftops towards the hills in the distance, which makes viewing absolutely essential in order to appreciate.

### Lounge

15'6" x 16'4" (4.73 x 4.99)

### Kitchen

8'9" x 8'1" (2.69 x 2.47)

### Entrance Hallway

13'11" x 3'5" (4.26 x 1.05)

### Master Bedroom

8'5" x 11'5" (2.59 x 3.49)

### Bedroom 2

8'5" x 11'5" (2.58 x 3.49)

### Bathroom

6'4" x 5'9" (1.95 x 1.76)

### External

This property enjoys a private driveway for one car and a

communal back garden with a decking area and shed both with mains electric area to enjoy those lovely summer evenings.

### Location

Cromlix Road is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. 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.

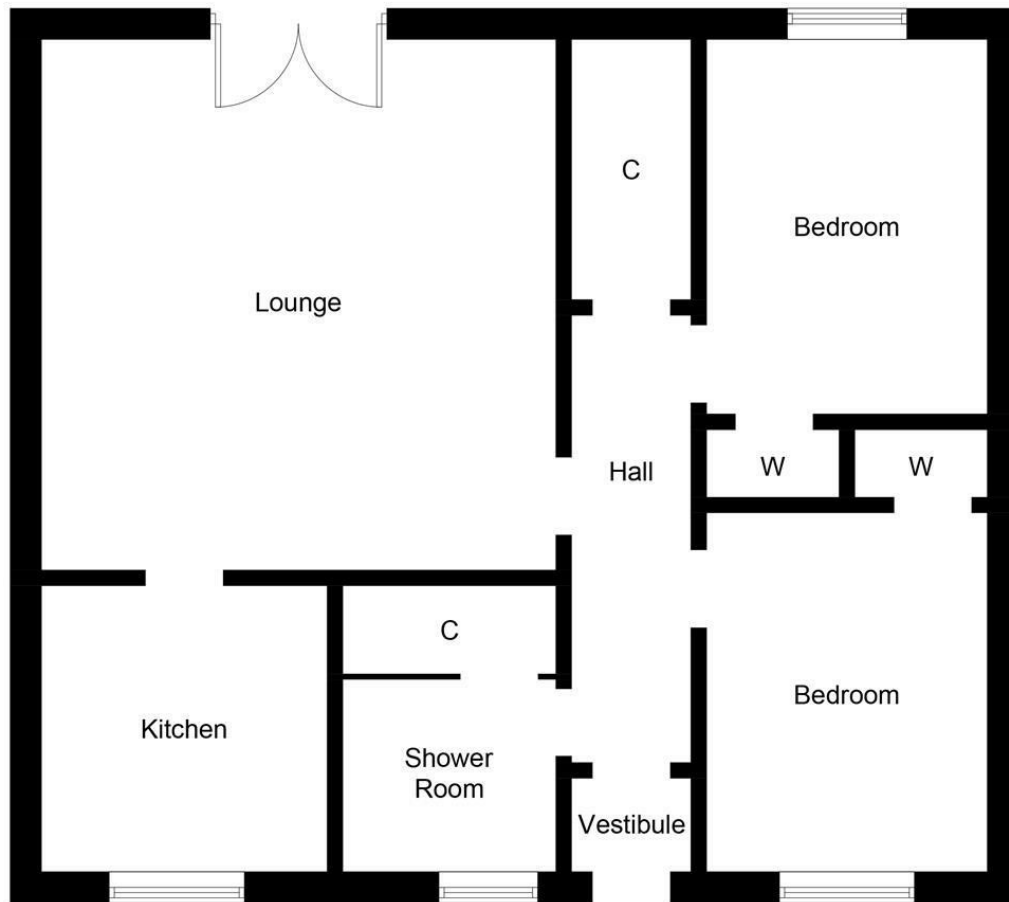




- Closing Date Set 12pm 6th January
- Sought After Location Close To All Amenities
- Lounge Patio Doors Going Out To A Decking Area Looking Over Perth
- Immaculate 2 Bed Ground Floor Apartment
- Driveway For One Car
- Spacious Accommodation Throughout
- Newly Fitted Kitchen & Bathroom
- Great Views Over Perth
- Modern Move In Condition
- 25% Ownership, Rent Per Month £226.98 To Caledonia Housing Association







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	72
(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		
EU Directive 2002/91/EC		
Scotland		
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>		
(69-80) <b>C</b>	68	68
(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		
EU Directive 2002/91/EC		
Scotland		