

Simple Approach



**10a Abbot Crescent, Perth  
Perthshire PH2 0HE**

**Offers over £112,000**

Simple Approach are delighted to welcome this attractive ground floor flat on Abbot 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 with open fire overlooking to the front, a modern kitchen, with ample space for free standing 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 Abbot Crescent, with particular note to the excellent area.

11'1" x 12'10" (3.40 x 3.92)

**Kitchen**

9'3" x 10'5" (2.82 x 3.19)

**Bedroom**

11'0" x 9'3" (3.36 x 2.82)

**Bedroom 2**

9'3" x 11'0" (2.83 x 3.36)

**Bathroom**

5'9" x 4'10" (1.77 x 1.48)








- Well Presented Ground Floor Property
- Sought After Craige Location
- Two Double Bedrooms
- Gas Central Heating And Double Glazing
- Front and Rear Garden
- Open Fire In Lounge





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<b>Scotland</b>	EU Directive 2002/91/EC 