

Simple Approach



**44 Manson Crescent, Perth
Perthshire PH2 8AY**

Offers over £174,950

Simple Approach are delighted to welcome this bright and spacious, three bedroom family home on Manson Crescent to the Perthshire residential market. This lovely property is set within a highly sought after location, perfect for any growing family or first time buyer. Comprising across the ground floor; a welcoming entrance hall, a sizable lounge with a large front facing window allowing for ample natural light to flood the room, a large open plan kitchen/diner and a downstairs WC. Upstairs, the property enjoys three sizable bedrooms and stylish family bathroom with shower over bath facility. Boasting sought-after features such as gas central heating, double glazing, a large driveway providing off street parking for multiple vehicles, a garage and a sizable fully enclosed rear garden. This property offers ample living space across two levels and absolutely must be viewed in order to appreciate the fantastic location as well as the great accommodation on offer.

Lounge

12'9" x 13'3" (3.89 x 4.04)

4'11" x 5'10" (1.51 x 1.80)

Kitchen

11'0" x 16'1" (3.37 x 4.92)

w/c

2'11" x 4'11" (0.91 x 1.50)

Bedroom

9'11" x 11'3" (3.03 x 3.43)

Bedroom

12'9" x 8'3" (3.90 x 2.53)

Bedroom

10'1" x 7'4" (3.08 x 2.24)

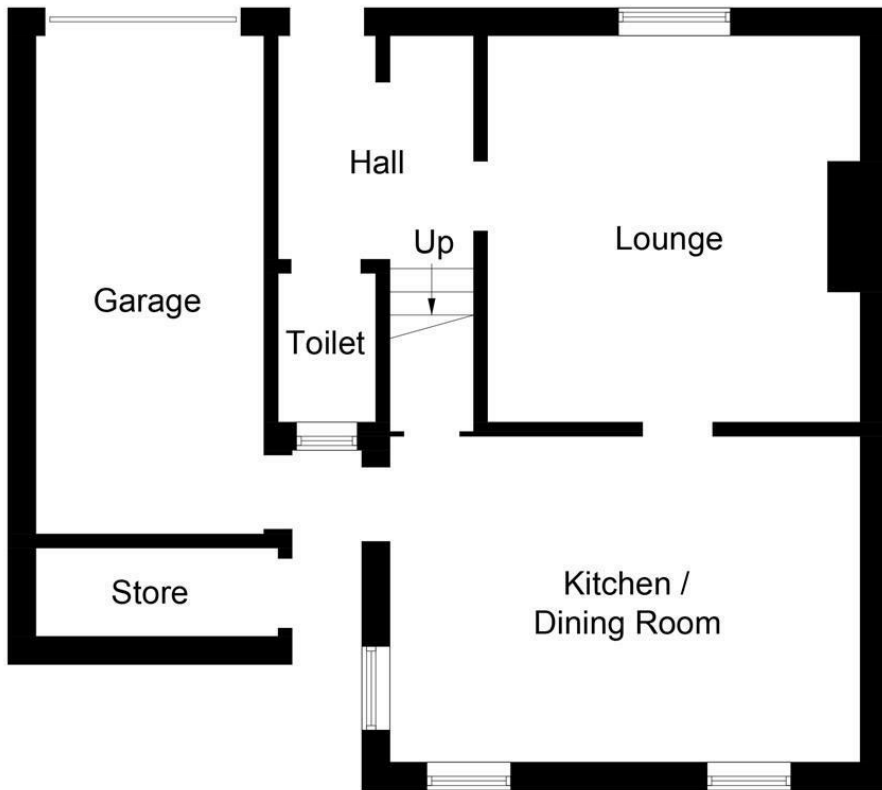
Bathroom



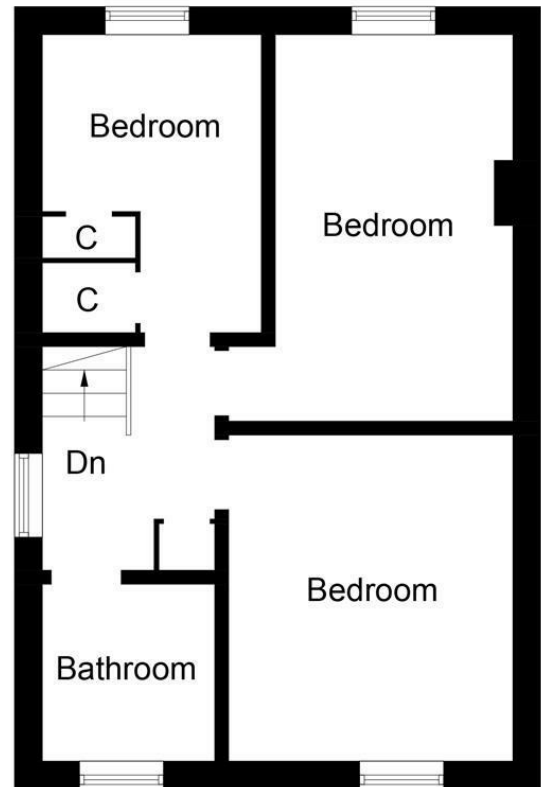


- Well Presented, Linked Detached House
- Spacious Lounge
- Private Driveway & Garage
- Three Generous Bedrooms
- Fitted Kitchen
- Fully Enclosed Rear Garden
- Excellent Family Home
- Gas Central Heating & Double Glazing

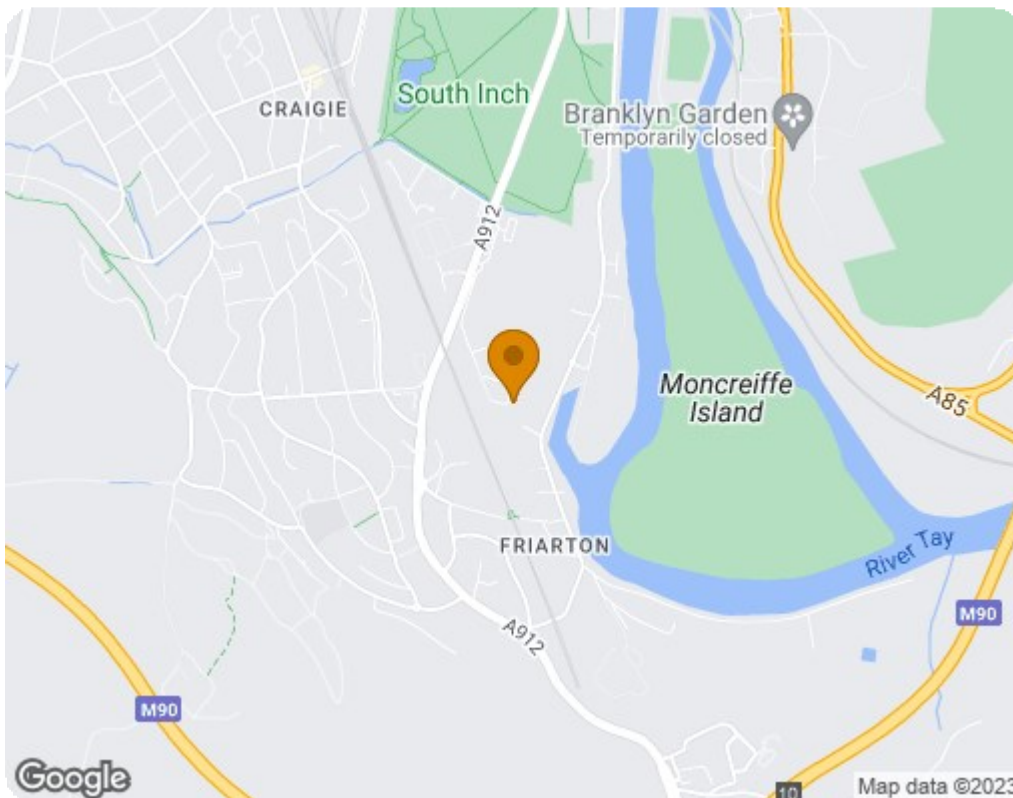




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		