

Simple Approach



69 Primrose Crescent, Perth
PH1 2QG

Offers over £149,950

Simple Approach are pleased to welcome this spacious mid terraced house on Primrose Crescent to the Perthshire residential sales market. Set within the ever desirable Tulloch area, Primrose Crescent is ideally located for those looking to be within a peaceful location and further benefits of nearby surrounding amenities such as local shops, supermarkets and the Inveralmond Business Estate set just minutes away along with being just a short drive away from Perth City Centre.

The accommodation is generous and comprises of; a bright front facing lounge, sizeable kitchen with ample space for dining, three generous bedrooms and a family shower room. This property boasts sought-after features such as gas central heating, double glazing and ample on street parking; lending itself to a wide range of buyers such as first time buyers, couples or growing families seeking a well located property in good move in condition throughout. Viewing is essential to appreciate the great property on offer here at Primrose Crescent, Perth.

Lounge

18'7" x 12'7" (5.68 x 3.86)

Kitchen

18'2" x 10'4" (5.56 x 3.17)

Main Bedroom

9'5" x 11'1" (2.88 x 3.39)

Bedroom Two

11'9" x 9'0" (3.60 x 2.75)

Bedroom Three

8'10" x 8'2" (2.70 x 2.51)

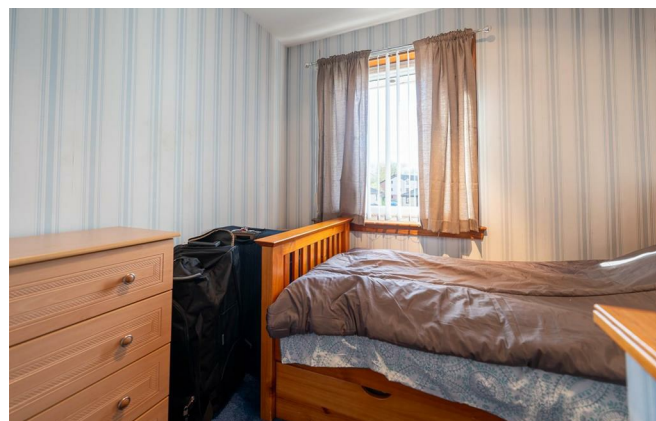
Family Shower room

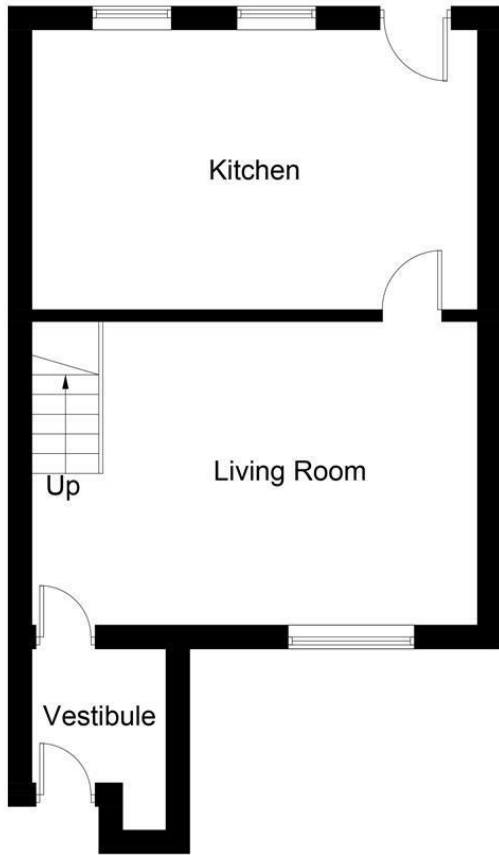
6'3" x 5'2" (1.93 x 1.58)



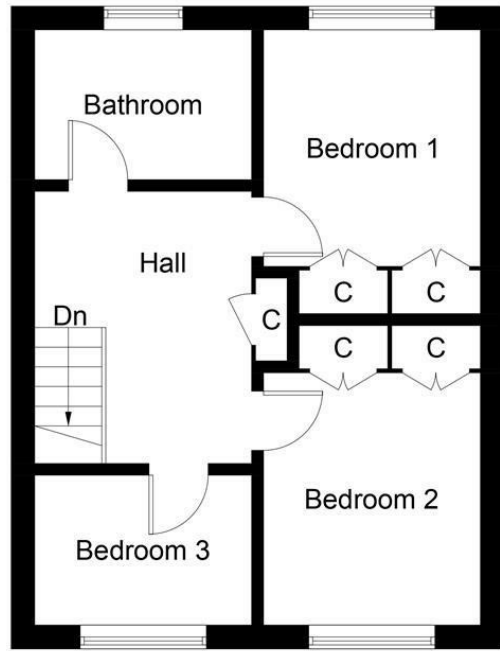


- Mid Terraced House
- Three Generous Bedrooms
- Bright Front Facing Lounge
- Sizeable Fitted Kitchen
- Gas Central Heating & Double Glazing
- Ample On Street Parking
- Close To All Local Conveniences
- Highly Sought After Location





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073392)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC