

Simple Approach



Estate Agents



41 Cromlix Road, Perth
Perthshire PH2 8DB

Offers over £62,000

***** CLOSING DATE SET TUESDAY 19TH JANUARY 12 NOON*****

Simple Approach are delighted to welcome this well presented two bedroom Ground Floor Flat 50% 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, off-street parking provided at the front and a communal garden 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 Lochness towards the hills in the distance, which makes viewing absolutely essential in order to appreciate the

15'6" x 15'7" (4.73 x 4.75)

Kitchen

8'10" x 8'3" (2.71 x 2.52)

Entrance Hallway

13'5" x 3'5" (4.10 x 1.05)

Bedroom 1

8'5" x 11'4" (2.58 x 3.46)

Bedroom 2

8'5" x 11'5" (2.57 x 3.48)

Bathroom

6'1" x 5'7" (1.86 x 1.71)

Location

Cromlix Road is a popular residential area within Perth,

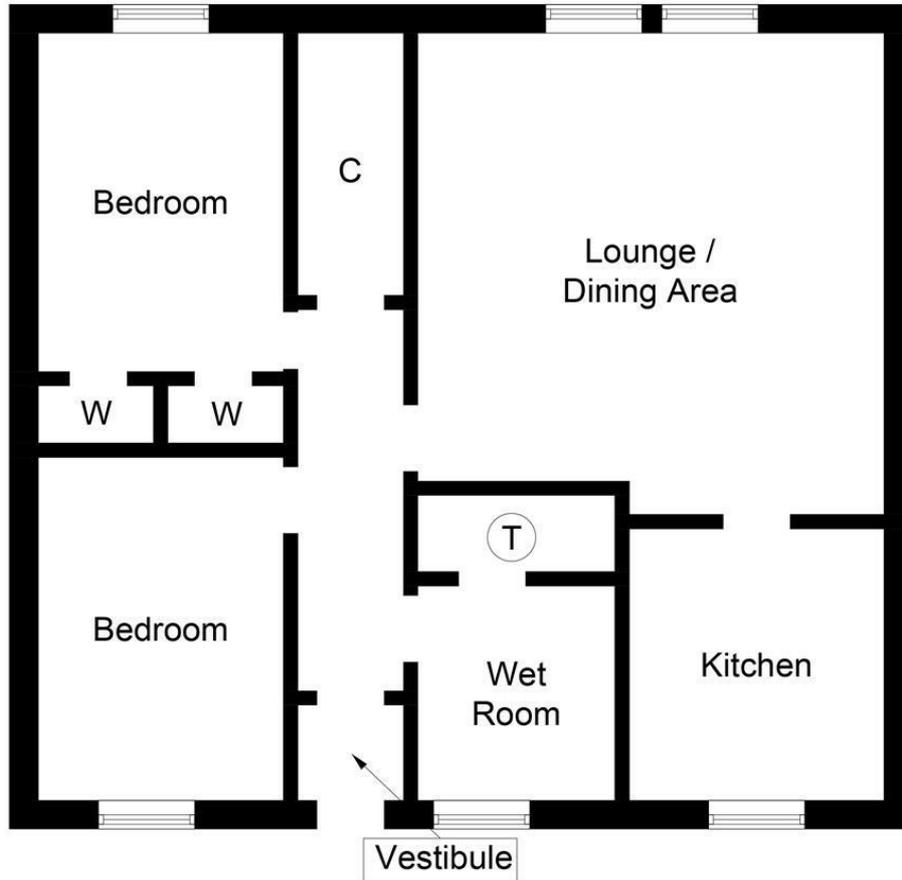
as well as other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.





- Private Parking To The Front Of The Property
- Communal Rear Garden
- Spacious Rooms Throughout
- Ground Floor Flat
- Great Sought After Location
- 50% Ownership, Rent Per Month £151.86 To Caledonia Housing Association
- Great Views To The Back Of The Property
- Close To All Local Amenities
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC