

Simple Approach



**18A Cromlix Road, Perth
PH2 8DA**

Offers over £72,995

Simple Approach are happy to welcome this two bedroom Ground Floor Flat on Cromlix Road to the residential market. Set within the sought after Craigie area of Perth, this 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 area. The home comprises of a lounge, two double bedrooms, kitchen and bathroom boasting sought-after features such as gas heating, double glazing, ample on-street parking and communal garden to the rear. This property would benefit greatly from being refurbished throughout however would make for the most ideal family home when completed due the great location and size of property available here on Cromlix Road

Lounge

13'2" x 13'3" (4.02 x 4.04)

Bedroom

9'7" x 11'3" (2.94 x 3.45)

Bedroom

11'3" x 9'6" (3.44 x 2.91)

Kitchen

11'0" x 9'7" (3.36 x 2.93)

Bathroom

5'4" x 6'1" (1.64 x 1.87)

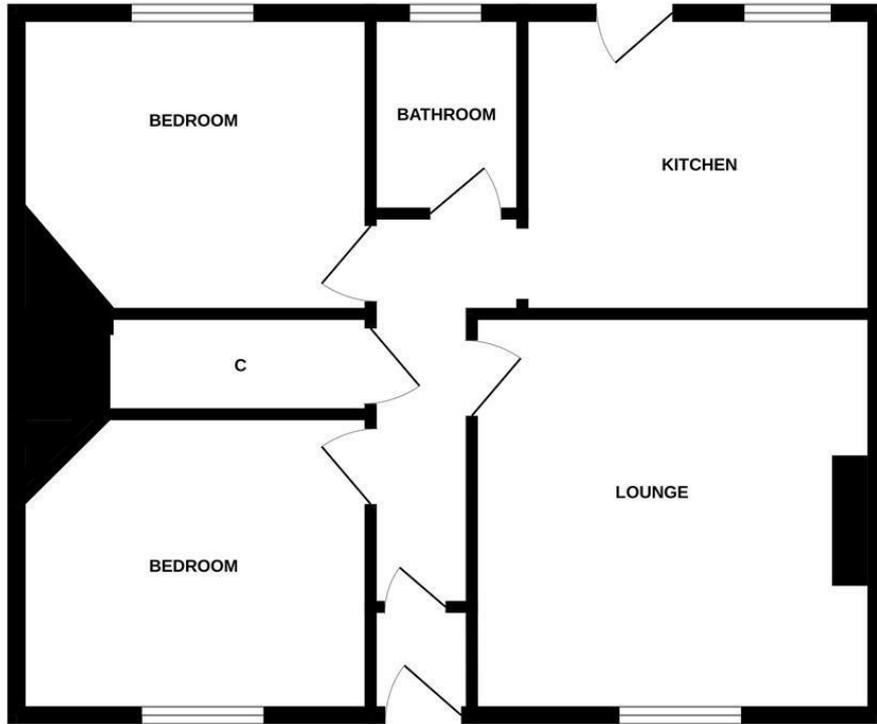




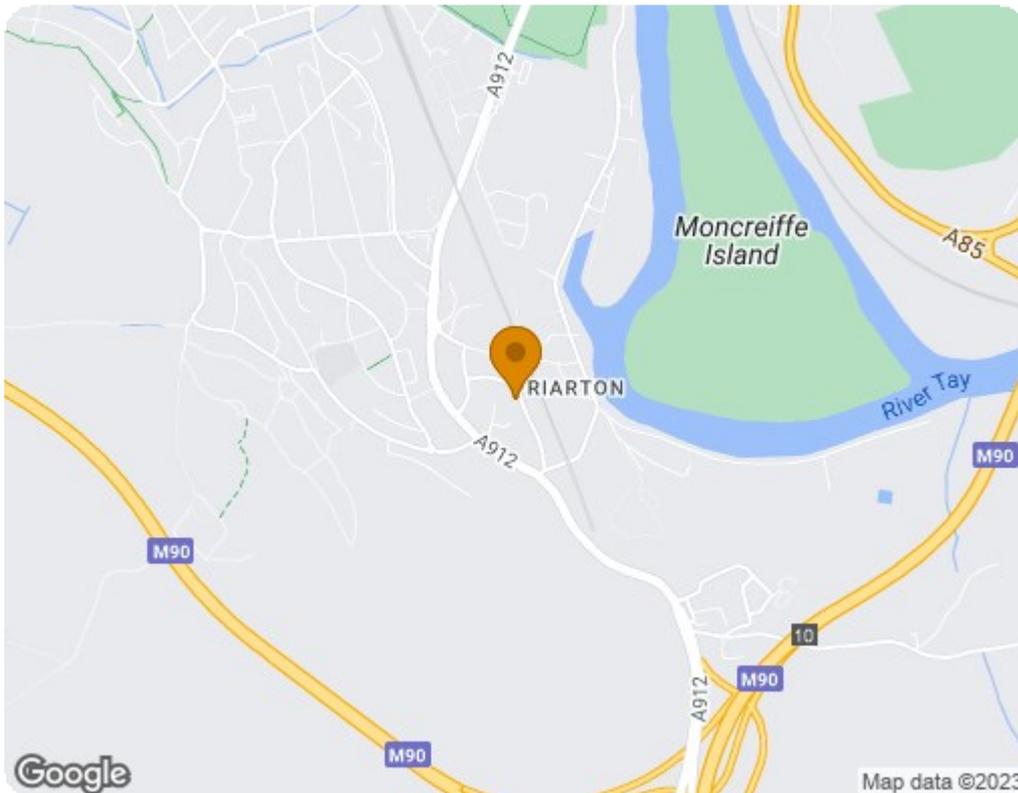
- Two Bedroom Ground Floor Flat
- Gas Central Heating & Double Glazing
- Sought After Craige Location
- Communal Rear Space
- Would Benefit From Renovation Throughout
- On Street Parking



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
(81-91) B			
(69-80) C			
(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	