

**42B Allison Crescent, Perth
PH1 2US**

Offers over £139,950

Simple Approach are pleased to welcome this immaculately presented ground floor apartment on Allison Crescent to the residential market. Set in the heart of a modern development within the Tulloch area of Perth this property could not be better placed for its quick access to amenities found in Perth and the City Centre which include shops, supermarkets and schooling and are all situated within walking distance. This property comes to the market in excellent and very modern condition throughout, comprising; a bright and spacious, open-plan lounge with a stylish fully fitted kitchen with integrated appliances and room to dine, two bedrooms with fitted wardrobes in the master and a stunning bathroom with shower over bath facility. Boasting sought-after features such as UPVC double glazing, a modern gas central heating system and an allocated parking space this sophisticated property lends itself to a wide range of buyers and is the ideal purchase for any first time buyer, sharing professionals or small family looking for a tastefully decorated and well-located home in move-in condition throughout- which only viewing will confirm.

This great property has a management charge each month of £50 which covers the building insurance and all maintenance of the communal areas.

Lounge + Kitchen

11'5" x 20'3" (3.49 x 6.19)

Bedroom One

9'4" x 10'11" (2.87 x 3.33)

Bedroom Two

10'4" x 6'11" (3.15 x 2.13)

Bathroom

7'1" x 6'5" (2.18 x 1.98)





- Two Bedroom Ground Floor Apartment
- Gas Central Heating And Double Glazing
- Tastfully Decorated Throughout
- Allocated Parking Space
- Open-plan Lounge Kitchen
- £50 Management Charge



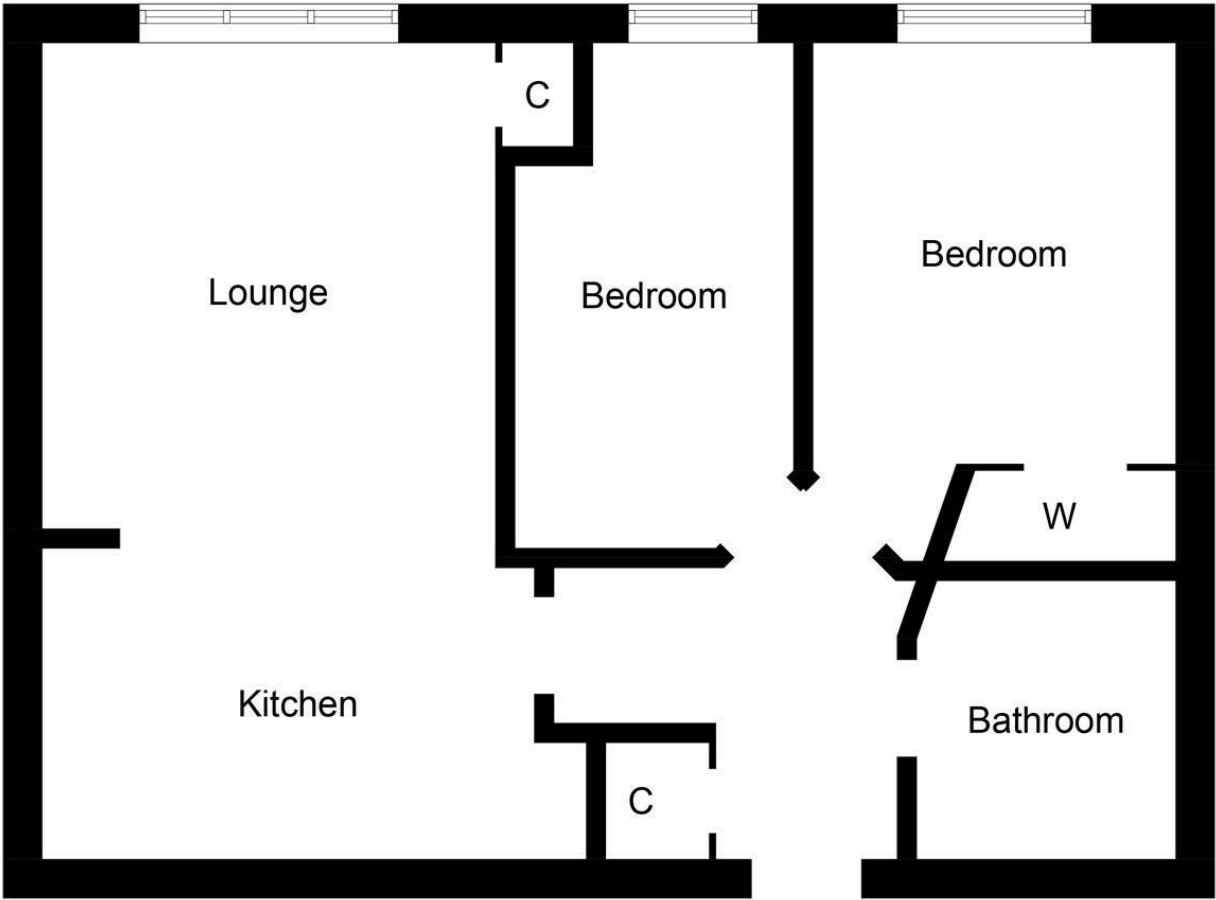
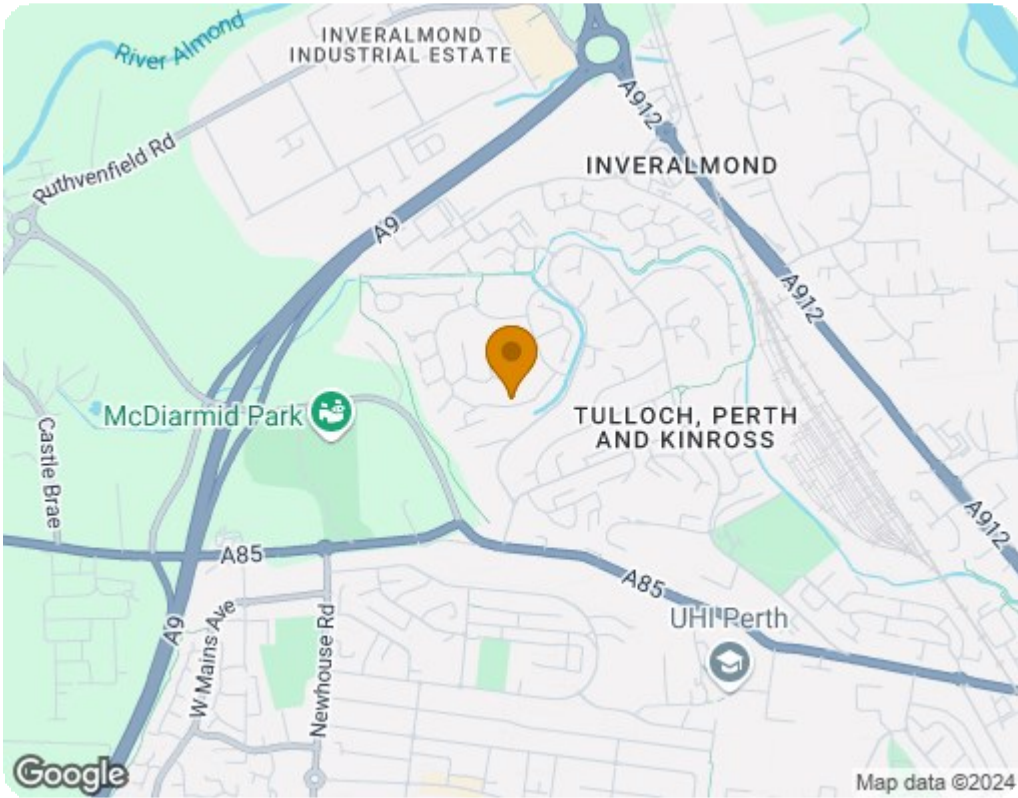


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1110642)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	86	86
(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		