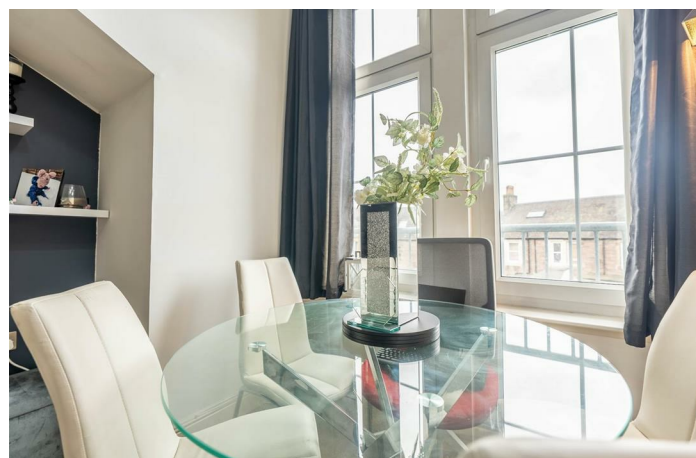


Simple Approach



**7F, Croft Park, Perth
PH2 0DX**

Offers over £157,950

Welcome to this charming flat located in the highly sought-after area of Croft Park, Perth. This delightful property boasts two spacious bedrooms, including a master en-suite, making it an ideal choice for both first-time buyers and investors alike.

As you enter, you will find a well-appointed reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The flat is in move-in condition, allowing you to settle in with ease and comfort. The gas heating ensures a cosy environment throughout the colder months, adding to the overall appeal of this lovely home.

The location is truly exceptional, with easy access to all local amenities, including shops, cafes, and parks, making it convenient for everyday living. Additionally, residents parking is available, providing added convenience for you and your guests.

This property presents a fantastic opportunity to own a piece of real estate in a desirable area. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this flat in Croft Park is not to be missed. Come and experience the charm and convenience of this wonderful home for yourself.

Lounge

12'1" x 20'7" (3.69 x 6.28)

15'0" x 5'7" (4.59 x 1.71)

Kitchen

10'7" x 6'9" (3.24 x 2.06)

Bedroom One

8'9" x 12'11" (2.69 x 3.94)

Bedroom Two

10'7" x 9'11" (3.25 x 3.04)

En-suit Shower Room

5'4" x 5'7" (1.63 x 1.71)

Bathroom

5'7" x 7'0" (1.71 x 2.14)

Entrance Hallway

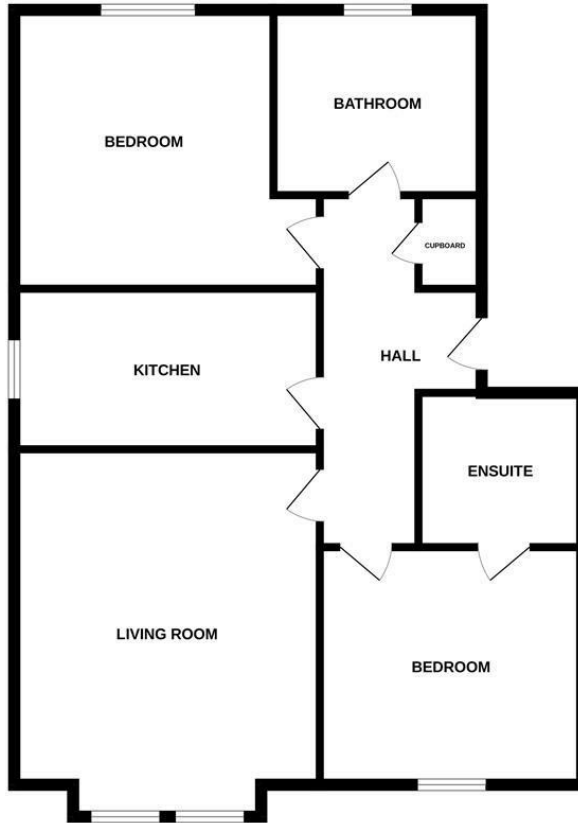




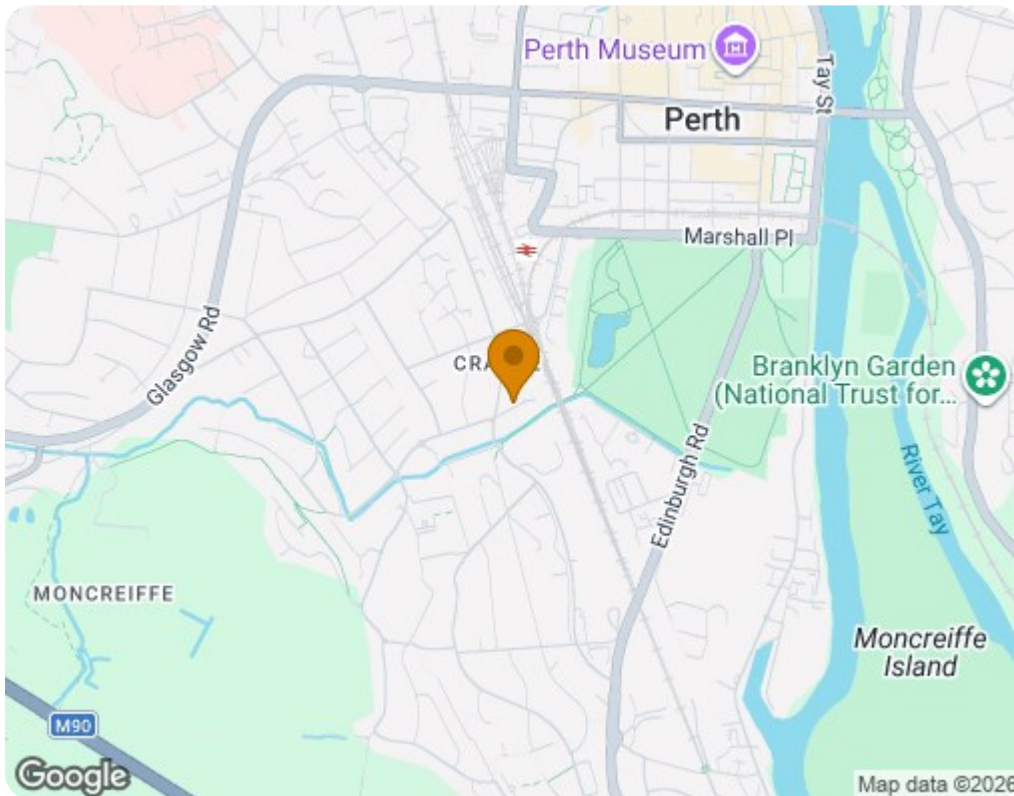
- Move In Immaculate Condition
- Master En-Suit
- Residents Parking & Communal Grounds
- Great Sought After Location
- Gas Heating & Double Glazing
- Great For First-Time Buyers, Investors & Downsizers
- Two Spacious Bedrooms
- Close To All Local Amenities
- Do You Need A Mortgage Appointment Quickly? Call Simple Approach Mortgages Today!



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with MemoPro ©2020.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(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		80	83
(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	