

Simple Approach



**2A Abbot Crescent, Perth
PH2 0HE**

Offers over £97,995

Simple Approach are excited to bring this very well presented ground floor flat on Abbot Crescent to the Perthshire residential market. Set within a highly sought after Craigue location, this lovely property comes to the market in great move in condition throughout. Abbot Crescent comprises of; one generous bedroom with fitted storage, a bright and spacious lounge, a stylish modern fitted kitchen and a fresh white shower room. The property further benefits from sought after features such as a large private driveway, gas central heating, double glazing and a well maintained communal rear garden with your own private area. This property is the ideal purchase for any first time buyer, investor or someone looking for a well located property in good move in condition throughout on one accessible level, which only viewing will confirm.

Lounge

13'7" x 13'4" (4.16 x 4.07)

Kitchen

7'6" x 10'4" (2.29 x 3.17)

Bathroom

6'5" x 4'9" (1.97 x 1.45)

Entrance Hallway

16'2" x 4'9" (4.95 x 1.46)

Bedroom

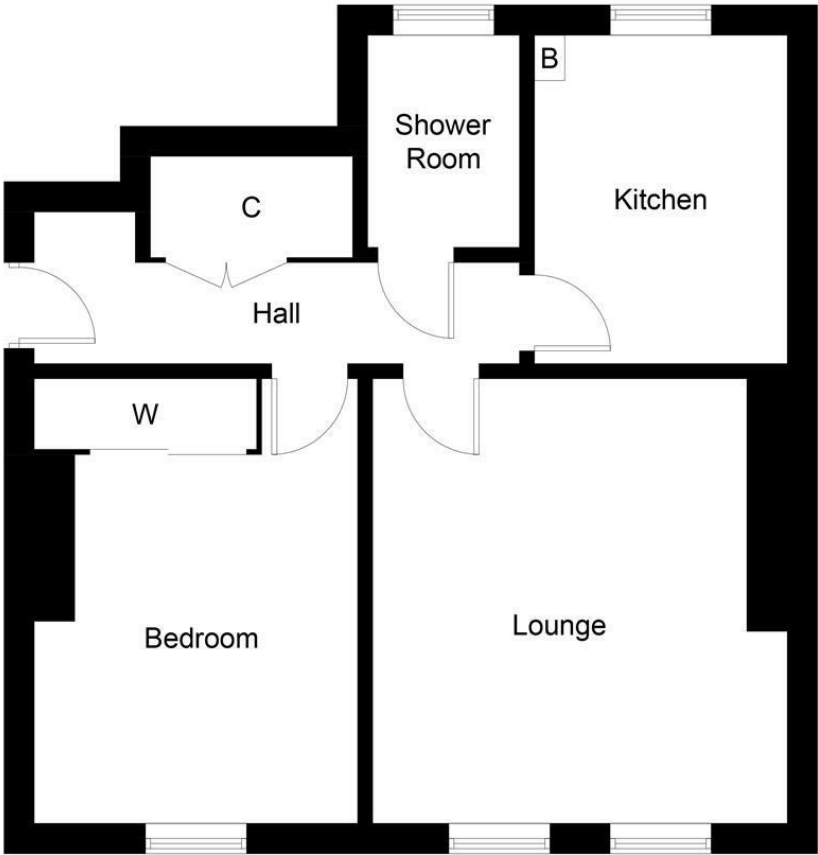
13'7" x 9'1" (4.16 x 2.78)





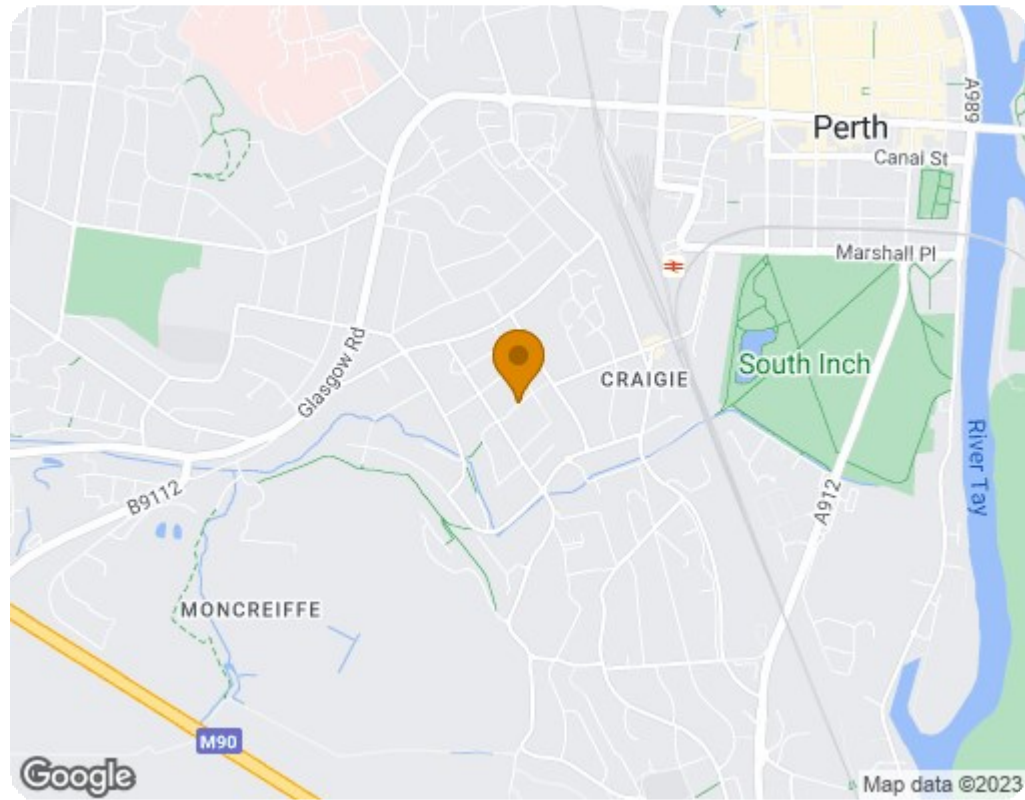
- One Bedroom, Ground Floor Flat
- Large Private Driveway
- Communal and Private Rear Garden
- Gas Central Heating And Double Glazed Windows
- Sought After Craigie Location
- Move-In Condition





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID990344)



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