



2A Abbot Crescent, Perth  
PH2 0HE  
Offers over £97,995

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

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 Craigie 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**

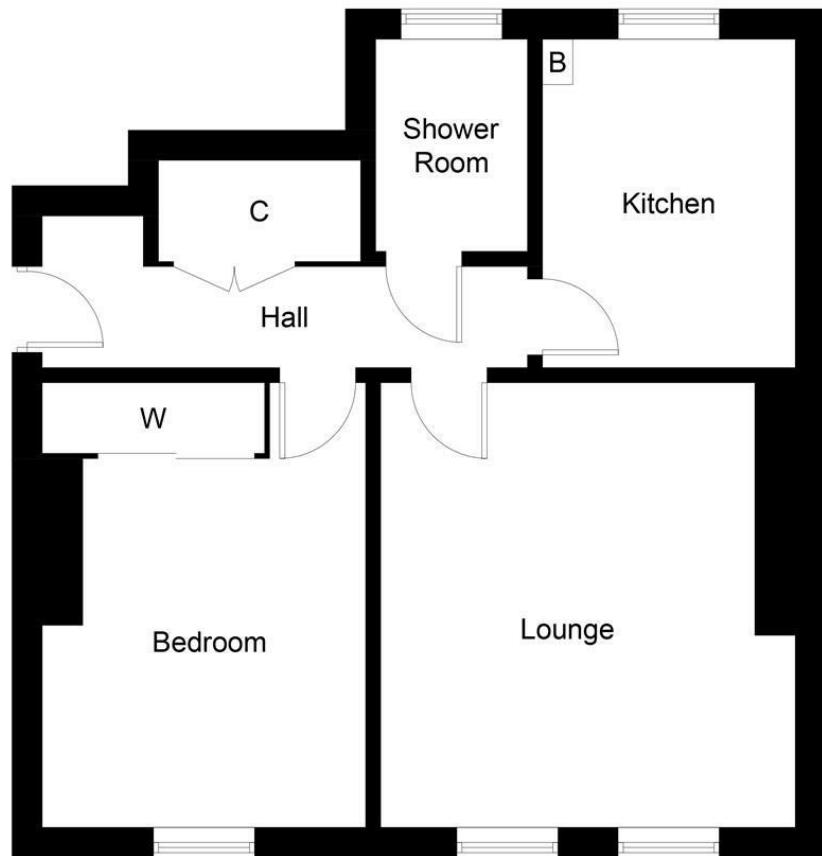
13'7" x 9'1" (4.16 x 2.78)





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





## Ground Floor

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

