

Simple Approach



44J Allison Crescent, Perth
PH1 2US

Offers over £147,000

Simple Approach are pleased to welcome this immaculately presented second 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 and stylish fully fitted kitchen with integrated appliances, two bedrooms with fitted wardrobes and ensuite in the master and further stylish bathroom. 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.

Lounge/ Kitchen

15'7" x 18'8" (4.76 x 5.70)

Bedroom

13'9" x 10'0" (4.21 x 3.06)

Ensuite

10'4" x 4'5" (3.16 x 1.37)

Bedroom

9'6" x 13'9" (2.92 x 4.21)

Bathroom

8'4" x 6'5" (2.55 x 1.96)

Entrance Hallway

18'2" x 6'3" (5.54 x 1.92)





- Beautifully Presented Second Floor Flat
- Two Bedrooms with Fitted Wardrobes in Master
- Stylish Open Plan Lounge/Kitchen
- UPVC Double Glazing
- Gas Central Heating
- Allocated Parking Space
- Sought-After Modern Build Development



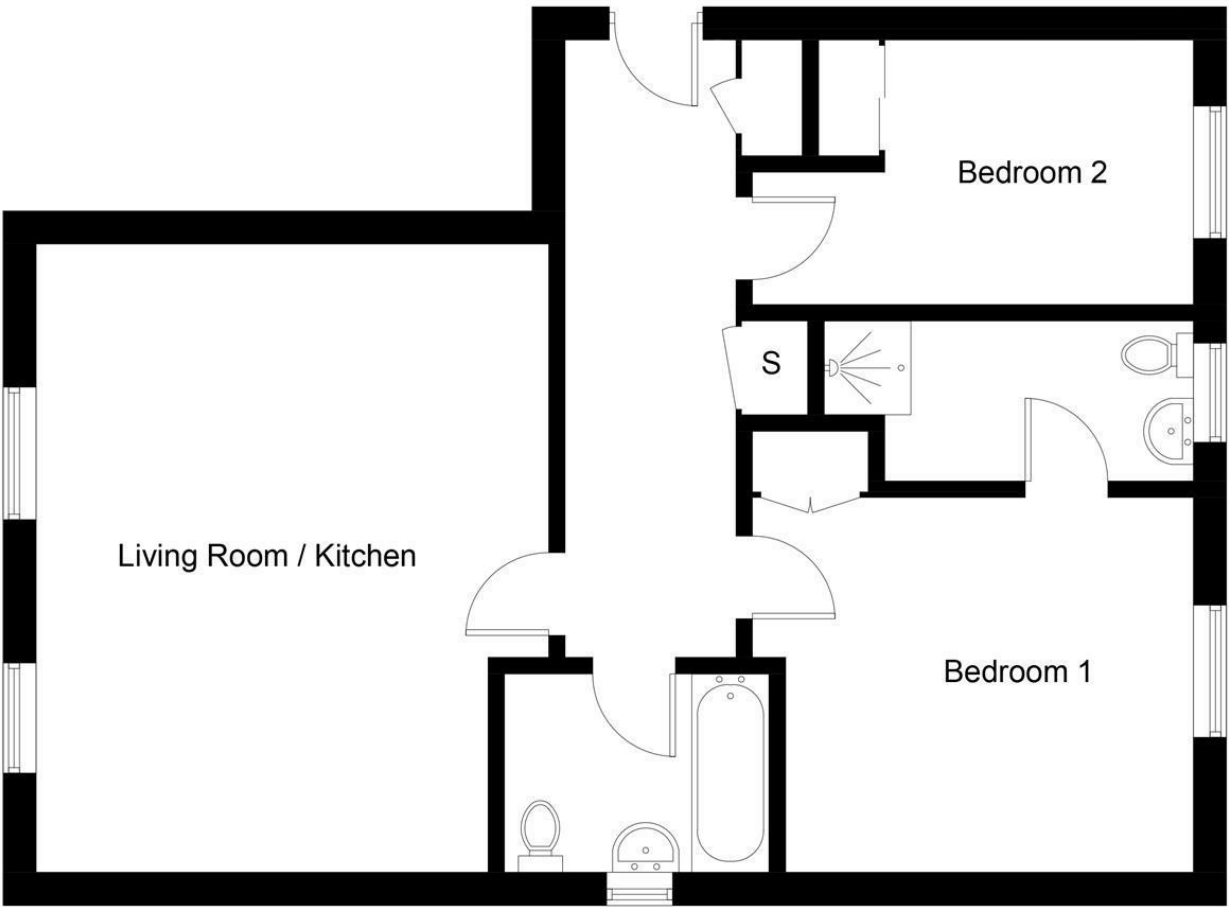
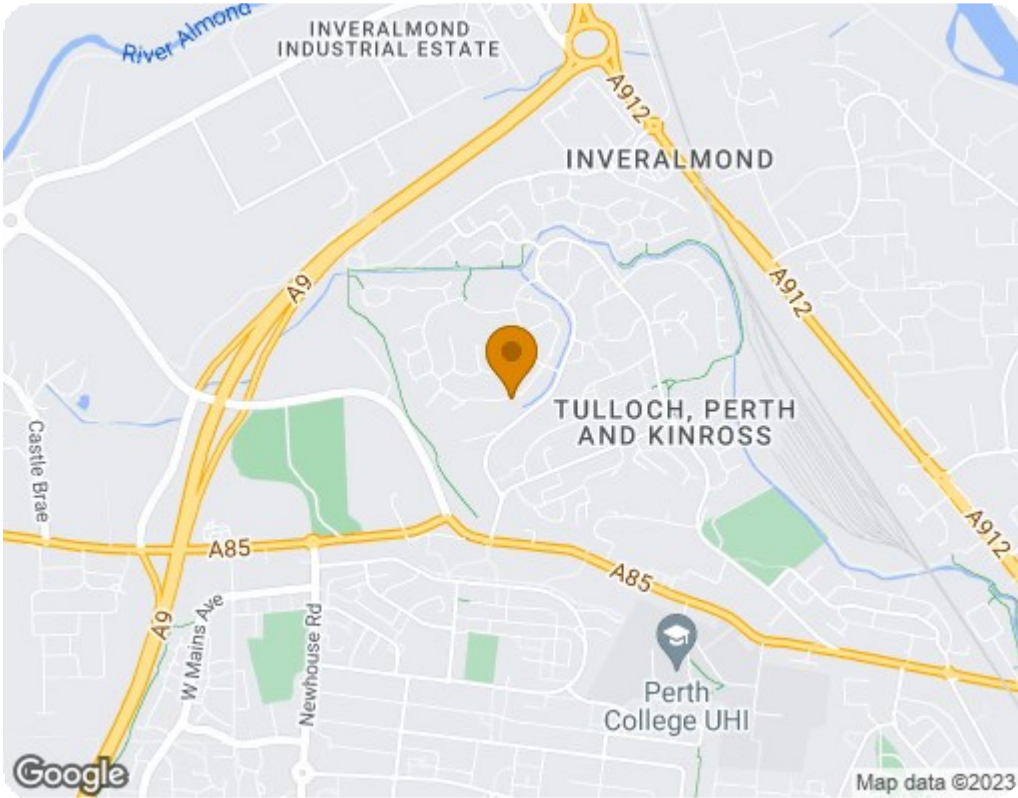


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (959112)



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	85	85
(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		