

Simple Approach



Estate Agents



**59 Moulin Crescent, Perth
PH1 2EB**

Offers over £118,950

Set within the ever-popular area of Moulin Crescent, Perth, this newly renovated ground floor flat offers a fantastic opportunity for buyers seeking a stylish, move-in-ready home. Finished to a great standard throughout, the property boasts a fresh, modern interior.

The accommodation comprises a bright front-facing lounge, flooded with natural light and providing an ideal space for both relaxing and entertaining. The contemporary kitchen has been thoughtfully designed with modern fittings and ample storage, perfectly suited to everyday living. There are two generous double bedrooms, both well-proportioned and offering comfortable accommodation, along with a sleek bathroom.

Externally, the property further benefits from a private rear garden – ideal for outdoor dining or enjoying the warmer months – as well as a private driveway providing off-street parking for up to two vehicles.

Additional features include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

This exceptional property is perfectly suited to first-time buyers, downsizers, or investors alike, and early viewing is highly recommended to fully appreciate the quality on offer.

Lounge

13'8" x 13'5" (4.18 x 4.09)

Kitchen

12'2" x 9'4" (3.73 x 2.87)

Bedroom One

10'1" x 13'5" (3.09 x 4.09)

Bedroom Two

9'4" x 11'6" (2.87 x 3.52)

Bathroom

6'1" x 5'9" (1.87 x 1.77)

Storage Cupboard

3'2" x 7'5" (0.97 x 2.27)





- Newly Renovated Throughout
- Private Driveway For Two Cars
- Highly Sought After Location
- Ground Floor Flat
- Private Rear Garden
- Move In Condition
- Two Generous Bedrooms
- Modern Kitchen



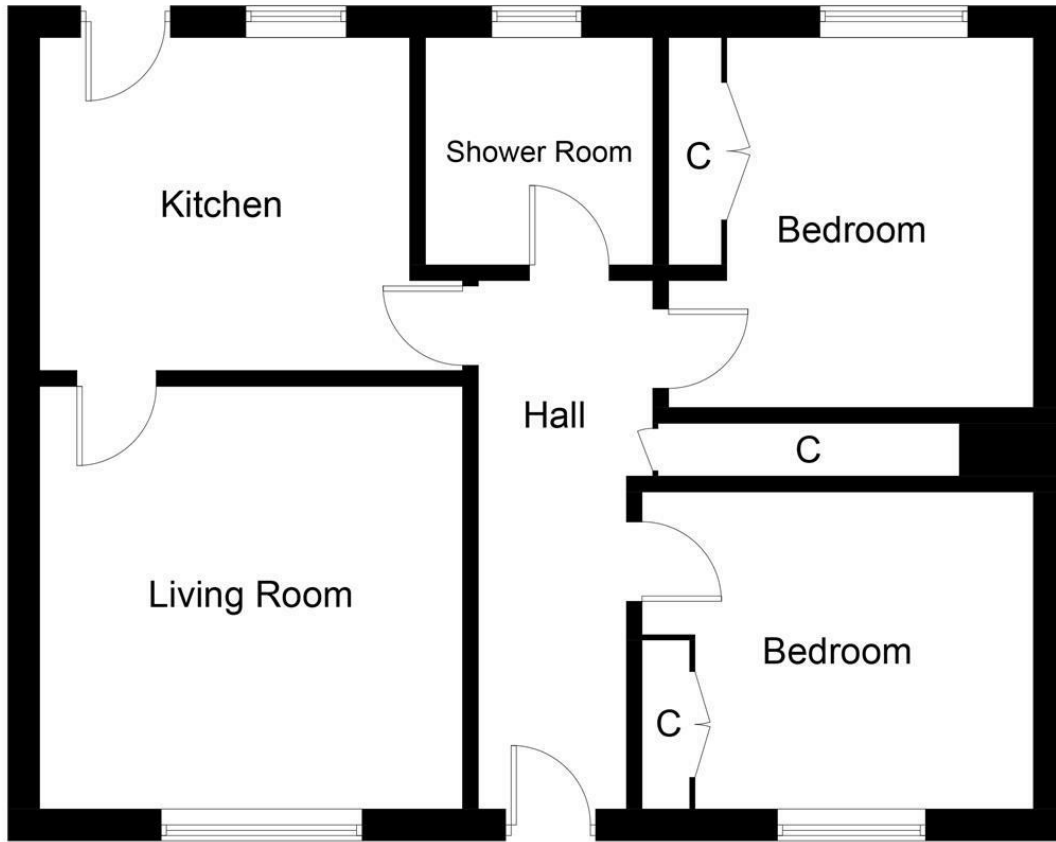
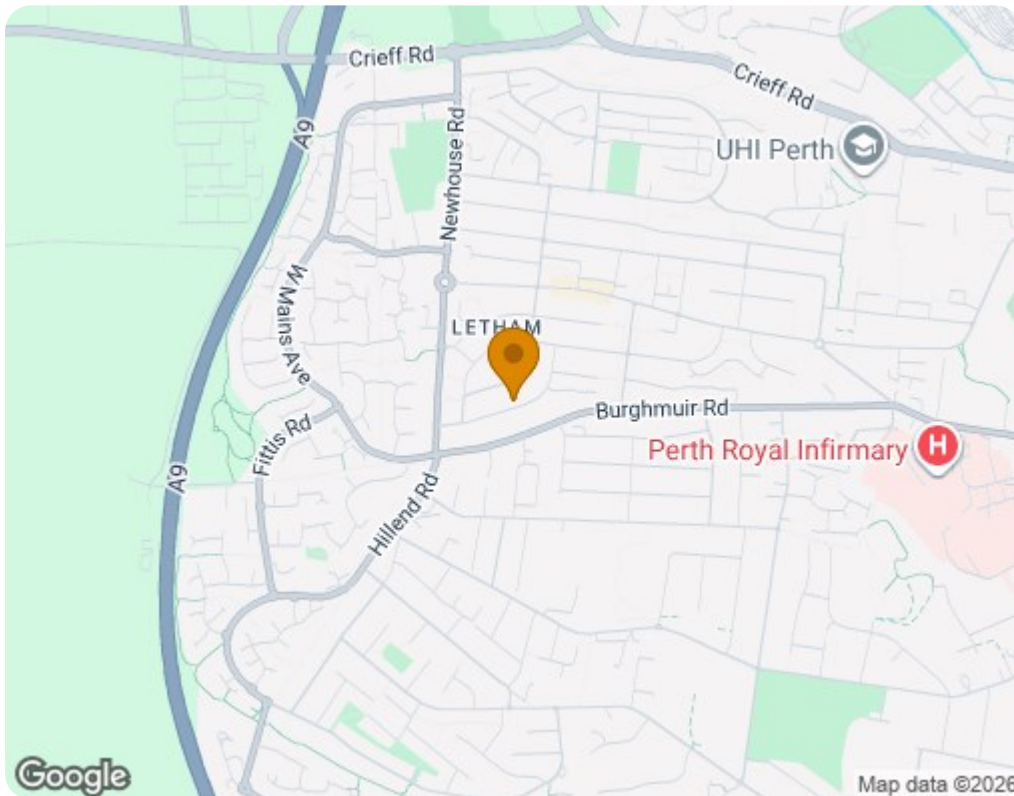


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297665)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		