

Simple Approach



**18 Manson Crescent, Perth  
PH2 8AY**

**Offers over £157,000**



Simple Approach are delighted to offer this bright and spacious semi detached house on Manson Crescent to the Perthshire residential sales market. This lovely property is set within a highly sought after location, perfect for any growing family or first time buyer seeking a well located home. Comprising across two floors; a welcoming entrance hallway, a sizeable front facing lounge, large kitchen with ample space for dining, three generous bedrooms and a family bathroom. This fantastic property is the perfect renovation project and has ample potential due to its location and great amount of living space. Manson Crescent further enjoys sought-after features such as gas central heating, double glazing, a large driveway providing off street parking for multiple vehicles and a sizable fully enclosed rear garden. Viewing is essential in order to appreciate the overall size and excellent location on offer here at Manson Crescent.

### Kitchen

12'7" x 9'8" (3.85 x 2.97)

7'3" x 6'0" (2.22 x 1.85)

### Entrance Hallway

7'10" x 12'7" (2.39 x 3.86)

### Lounge

11'5" x 22'4" (3.50 x 6.81)

### Bedroom 1

11'2" x 13'3" (3.41 x 4.05)

### Bedroom 2

9'8" x 9'8" (2.97 x 2.97)

### Bedroom 3

11'0" x 9'9" (3.37 x 2.98)

### Bathroom





- Semi Detached House
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Fantastic Renovation Project
- Large Kitchen
- Private Rear Garden
- Three Generous Bedrooms
- Sizeable Driveway







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			81
(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		66	
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			77
(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 <sub>2</sub> emissions		61	
Scotland		EU Directive 2002/91/EC	