



18 Manson Crescent, Perth
PH2 8AY
Offers over £157,000

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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)

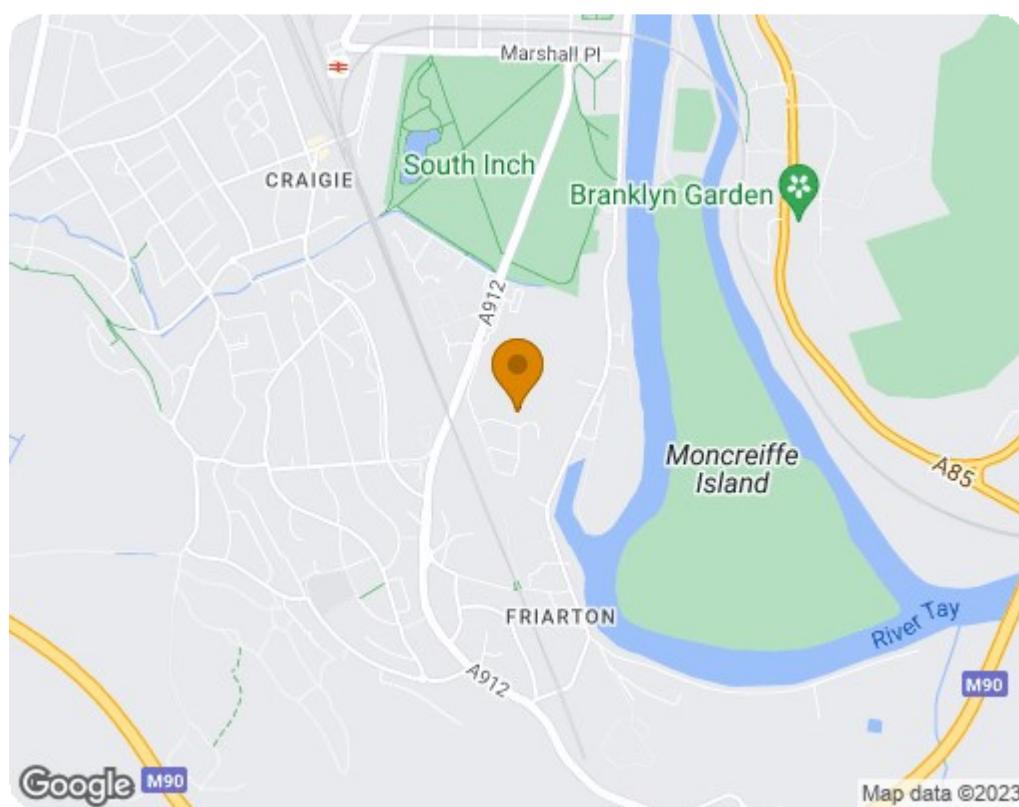
Bathroom





- 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		
(92 plus) A		81
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		77
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC