



39 Croll Gardens, Perth, PH1 0AD
Fixed Price £160,000





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- Modern two-bedroom apartment in Bertha Park
- Stylish kitchen with integrated appliances
- Primary bedroom with en-suite and built-in wardrobes
- Allocated parking and well-maintained communal grounds
- Close to local amenities and schools
- Spacious open-plan living and kitchen area
- Two well-sized double bedrooms
- Contemporary family bathroom with bath and overhead shower
- Beautifully presented with neutral décor throughout
- Easy access to Perth city centre and A9 for commuting

Located in the sought-after Bertha Park, this modern two-bedroom apartment offers bright, stylish living in a peaceful residential area. The spacious open-plan living and kitchen area is the heart of the home, featuring sleek white units, integrated appliances, and ample worktop space, perfect for entertaining or everyday living. Both double bedrooms are well-proportioned, with the primary bedroom boasting built-in wardrobes and an en-suite shower room. A contemporary family bathroom with a bath and overhead shower adds further convenience. The apartment is beautifully presented throughout, with neutral décor, large windows, and modern fittings creating a light and airy feel.

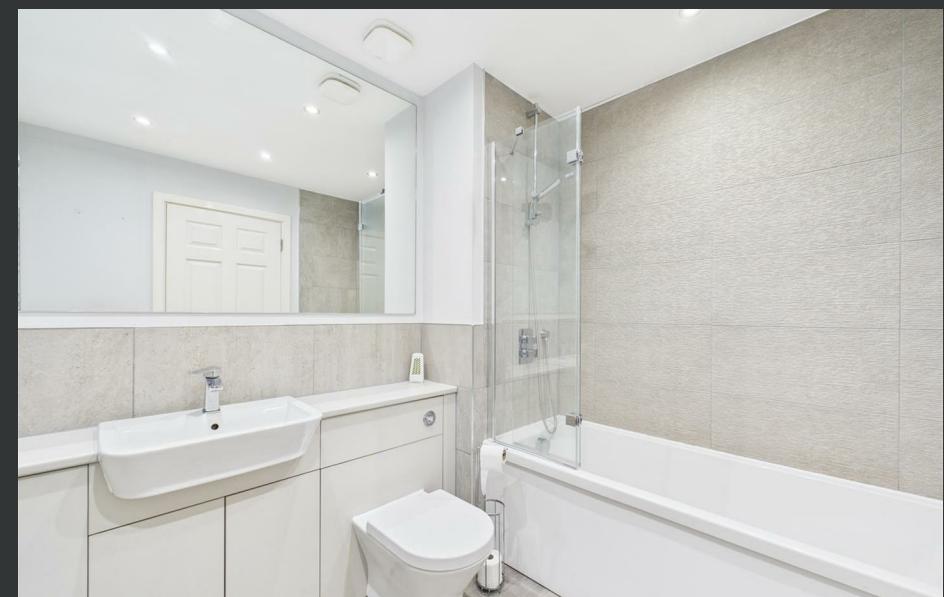
Externally, the property benefits from allocated parking and well-maintained communal grounds with a lovely outlook over a nearby playpark and pond. Situated in a quiet yet well-connected location, this home is ideal for professionals, first-time buyers, or those looking to downsize. Excellent transport links provide easy access to Perth city centre, Inveralmond Industrial Estate, and the A9.



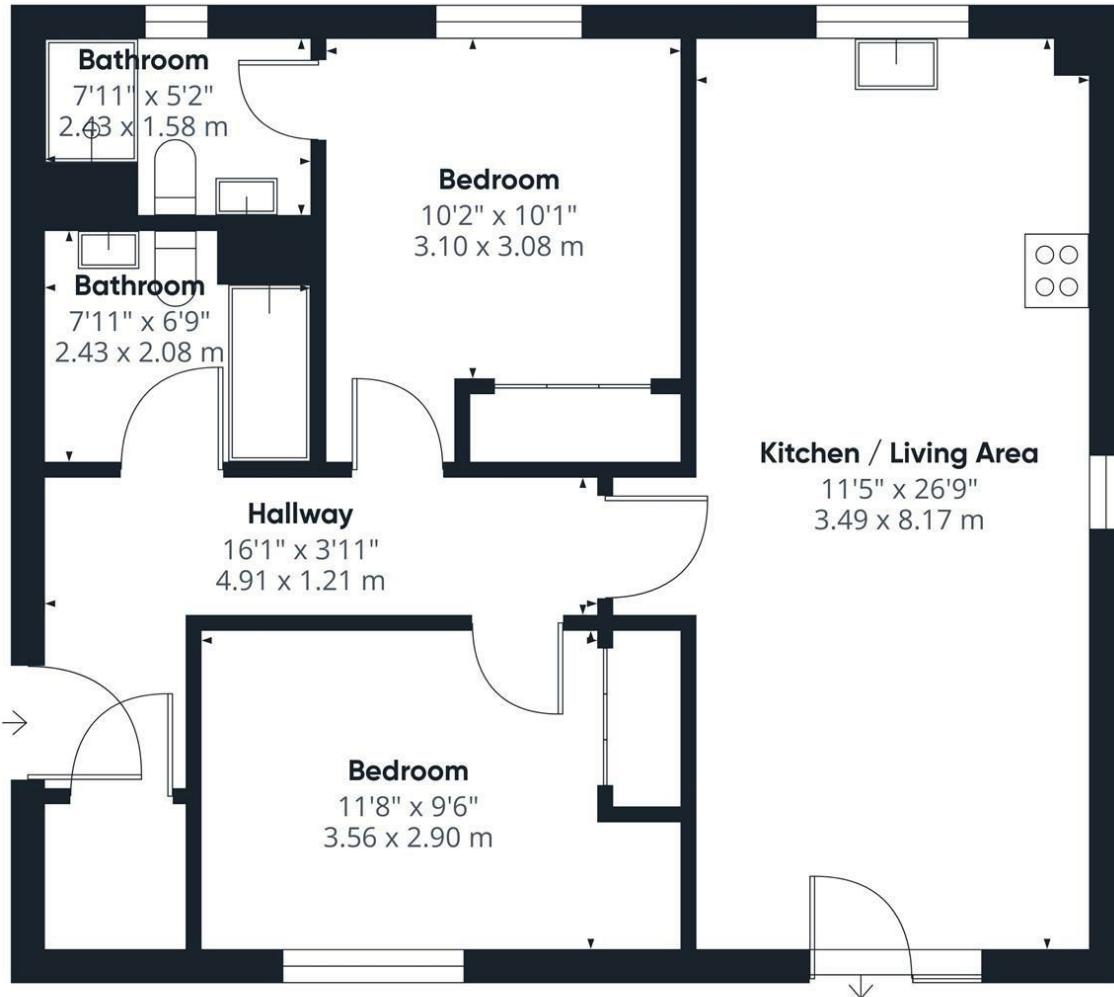


Location

Bertha Park is a popular and modern residential area on the outskirts of Perth, offering a blend of peaceful surroundings and excellent connectivity. The area provides easy access to local amenities, including shops, supermarkets, and schools, making it ideal for families and professionals. Perth city centre is just a short drive away, offering a wide range of leisure, retail, and dining options. Commuters benefit from great road links via the A9, connecting to Dundee, Edinburgh, and beyond. Nearby Inveralmond Industrial Estate provides a hub for employment, while scenic outdoor spaces such as the North Inch Park offer great opportunities for recreation and relaxation.







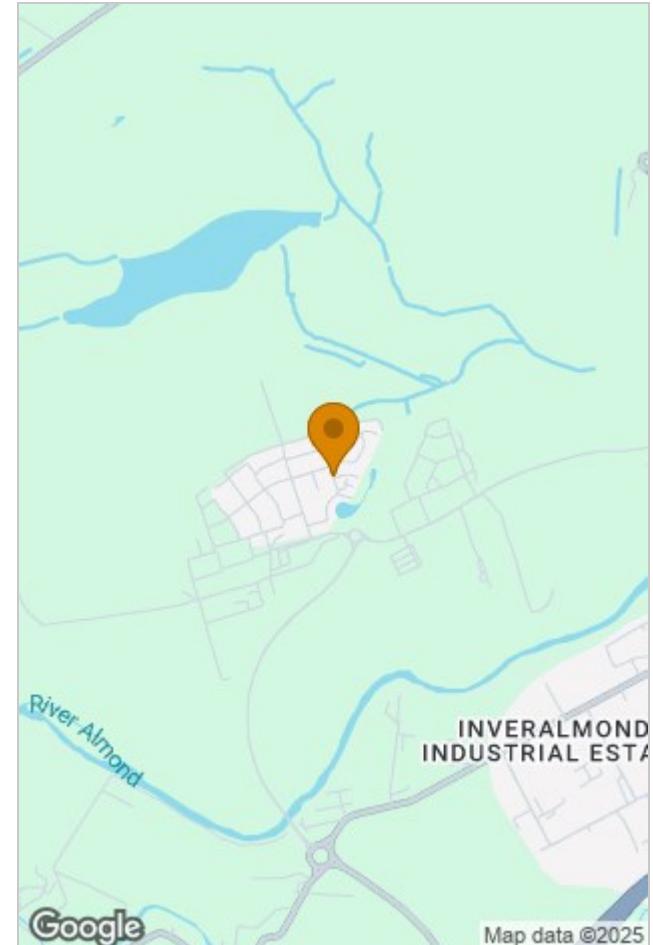
Approximate total area⁽¹⁾
775.32 ft²
72.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		

Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

