



42G Allison Crescent, Perth, PH1 2US
Offers over £150,000

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- Two-bedroom top floor apartment
- Spacious open-plan kitchen/living area
- Bright bathroom with shower over bath
- Secure entry system
- Well-maintained communal grounds
- Modern residential development
- Contemporary fitted kitchen
- Double glazing and gas central heating
- Allocated residents' parking
- Convenient city location

Located within a modern and well-maintained development in a popular area of Perth, this beautifully presented two-bedroom top floor apartment offers bright, spacious accommodation with private residents' parking and secure entry access.

The heart of the home is the impressive open-plan kitchen and living area, extending over 20 feet in length. This generous space comfortably accommodates both lounge and dining furniture, while large windows allow natural light to flood the room. The contemporary kitchen is fitted with stylish wood-effect units, integrated oven and gas hob, ample worktop space and room for appliances, making it ideal for everyday living and entertaining. There are two well-proportioned double bedrooms, both tastefully decorated and offering flexibility for guests, home working or additional storage. The modern bathroom is fitted with a white suite and shower over bath, complemented by attractive tiling and a window providing natural ventilation. Externally, the property benefits from communal grounds and allocated residents' parking to the front. The secure entry system ensures privacy and peace of mind. This attractive apartment will appeal to first-time buyers, professionals, downsizers or buy-to-let investors seeking a move-in ready home in a convenient and desirable location close to Perth city centre and excellent local amenities.



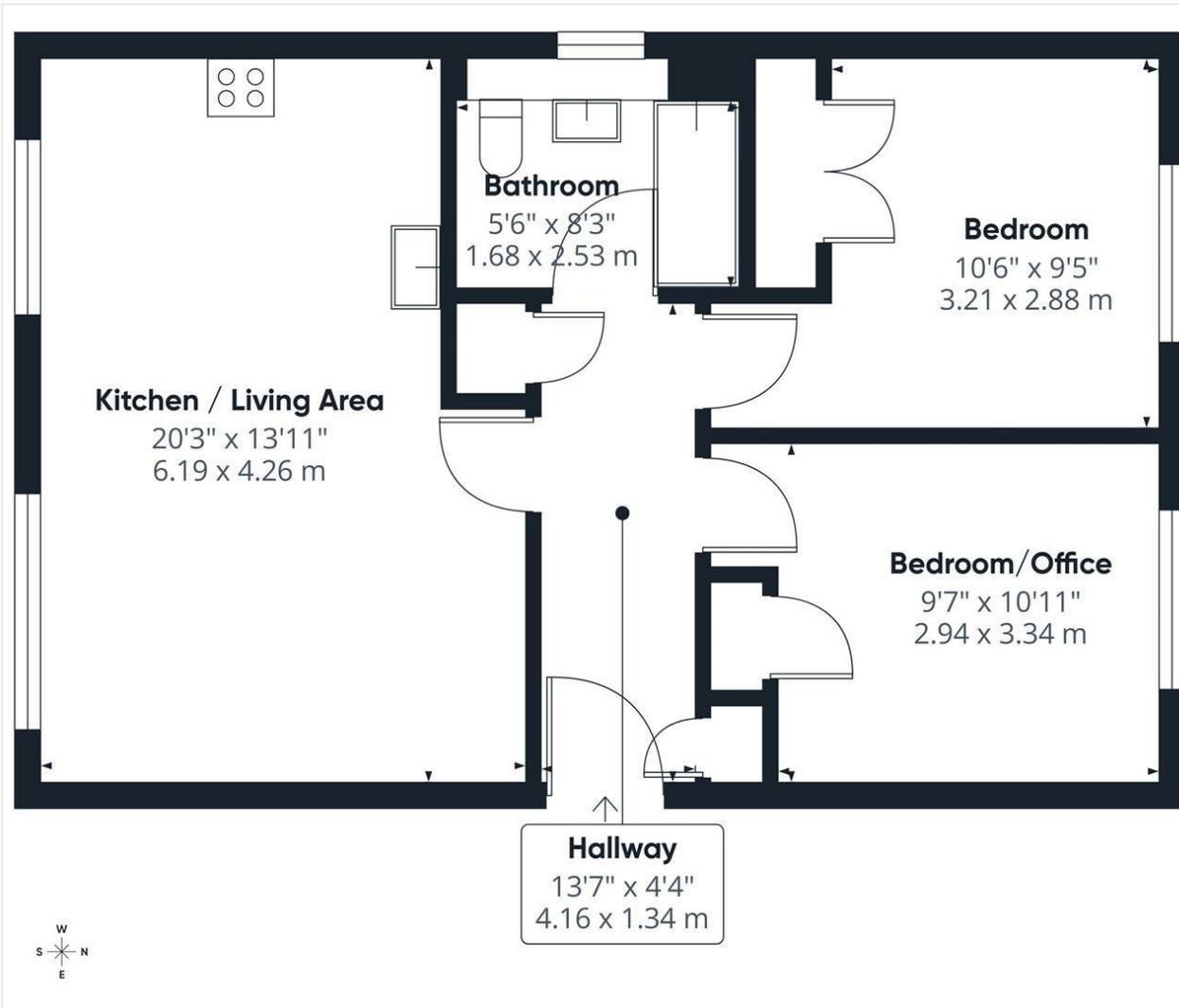


Location

Allison Crescent is situated within a popular and established residential area of Perth, offering excellent convenience for a wide range of amenities. Nearby are local shops, supermarkets, schooling and leisure facilities, while Perth city centre is just a short distance away, providing a vibrant mix of retail, dining and cultural attractions. The area benefits from good public transport links and easy access to major road networks, making commuting to Dundee, Edinburgh and Glasgow straightforward. Residents can also enjoy nearby green spaces and riverside walks along the River Tay, combining city convenience with access to the beautiful Perthshire countryside.





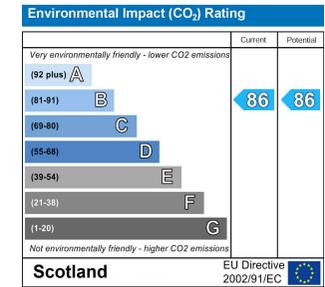
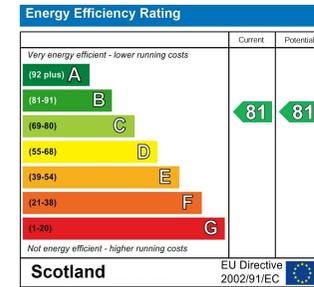
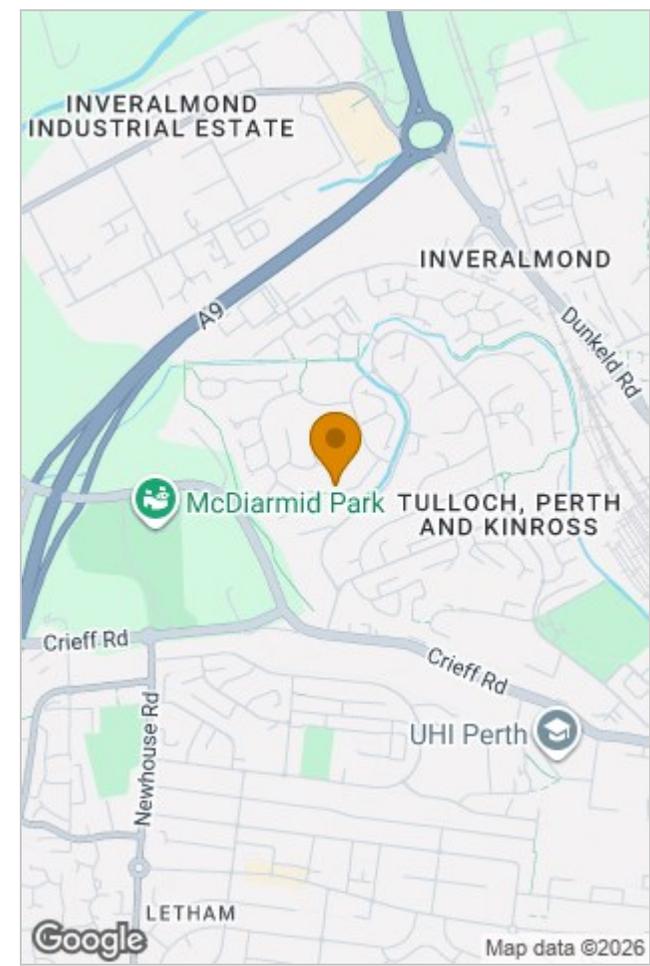


Approximate total area⁽¹⁾
624 ft²
58 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.