



118 Allison Crescent, Perth, PH1 2UN
Offers over £195,000



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- Semi-detached villa
- Spacious living room/Dining area
- Double glazing
- Plenty of off-street parking
- Move-in condition
- Three bedrooms
- Gas central heating
- Generous rear garden
- Sought-after area
- Good storage space

This attractive 3 bedroom semi-detached villa is presented in move-in condition and will appeal to a range of different buyer types. Benefitting from plenty of off-street parking, the well-balanced accommodation is further enhanced by a good amount of storage space. It also features gas central heating, double glazing and a generous rear garden.

On the ground floor there is an entrance hallway with stairs to the first floor, a large living room with open access into a bright dining area and a kitchen. Onto the first floor there is a modern shower room and three bedrooms. To the front of the property there is all large double-width driveway with an area of lawn. The garden to the rear features an area of lawn, timber decking, slabbed patio and a shed.

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Location

The property is located within the popular Tulloch area of Perth. Within walking distance there are a number of amenities including a regular bus service, playparks, local supermarket and the newly completed Tulloch Primary School. Road links give easy access to the city centre, Crieff Road, dual-carriageway and SSE Headquarters at Inveralmond.







Approximate total area⁽¹⁾

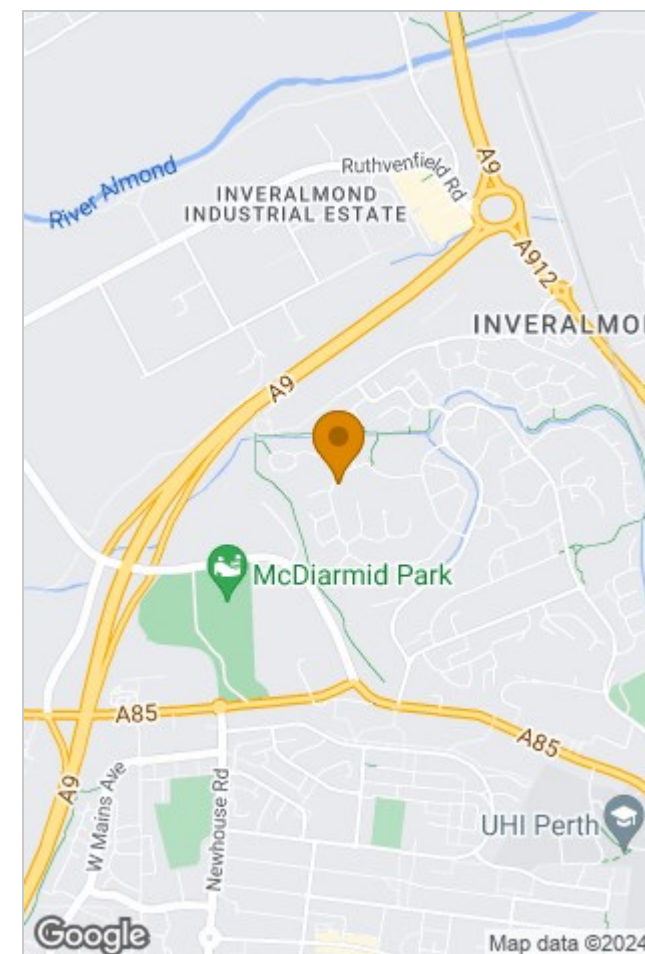
750.52 ft²



69.73 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.

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	74	86	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>	73	85
<p>Scotland</p> <p>EU Directive 2002/91/EC</p> 	<p>Scotland</p> <p>EU Directive 2002/91/EC</p> 				

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.

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