



**Premier
Properties**
Perth



50 Murray Crescent, Perth, PH2 0HW Offers Over £200,000

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Presented in move in condition, the property comprises; welcoming entrance hallway giving access to the bright, spacious lounge with feature fireplace, providing the perfect area for relaxation. The modern, fitted dining kitchen offers plenty of storage space with room for a table and chairs. The layout of the home is designed to maximise both space and natural light, creating a bright and airy atmosphere throughout.

The upper floor is home to three sizeable bedrooms along with a well-appointed family bathroom, complete with separate shower cubicle.

Gas central heating and double glazing ensure warmth & comfort throughout. Viewing is highly recommended to fully appreciate what this property has to offer.

Externally, garden grounds lie to the front, side and rear of the property, providing space for off-street parking.

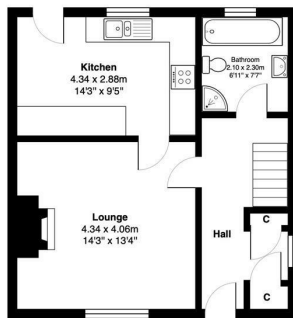
Situated in a desirable location, the property benefits from being within walking distance to a number of local amenities including local shop, primary school and bus stops. Perth City Centre, railway station, bus station and the South Inch parklands can also be found close by. National road links can be found via Glasgow Road and Broxden Roundabout.

- 3 Bedrooms
- Double Glazing
- Gas Central Heating
- Private Garden
- Off Street Parking
- Close to Local Amenities
- Sought-After Area
- Semi-detached house

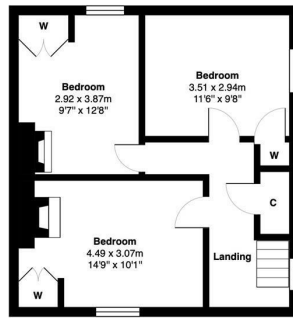
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All measurements are approximate and for display purposes only

Total Area: 93.6 m² ... 1008 ft²



Ground Floor



First Floor



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(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		
Scotland	67	74

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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