



41 Croll Gardens, Perth, PH1 0AD

Offers Over £167,500

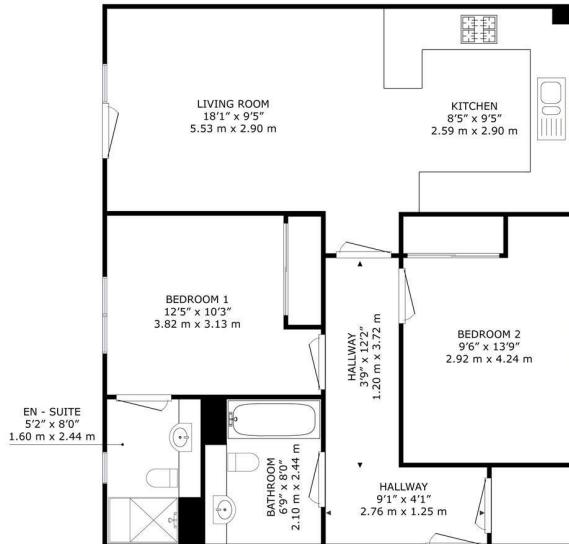


The accommodation comprises a welcoming entrance hall, a generous open-plan kitchen, dining and living area with integrated appliances, two well-proportioned double bedrooms—one benefitting from an en-suite shower room—and a contemporary family bathroom. Excellent storage solutions are provided throughout the apartment.

Externally, the property enjoys allocated resident parking, additional visitor parking, and well-maintained communal garden grounds.

This property would make a perfect first home.

- Ground floor apartment
- Two bedrooms
- Close to local amenities
- Ideal for small families
- High quality fixture and fittings
- Gas central heating
- Viewing highly recommended



41 Croll Gardens, Perth, PH1 0AD

GROSS INTERNAL AREA
TOTAL: 702 sq.ft, 65.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency 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 | | 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 | | |
| (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 | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk