



**Premier
Properties**
Perth



3 Abbey Crescent, Perth, PH2 6JT Offers Over £139,000

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Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable living room. The kitchen is well-equipped, providing a functional space for culinary pursuits. The two bedrooms are generously sized. A well-appointed bathroom completes the accommodation, ensuring all essential amenities are within easy reach.

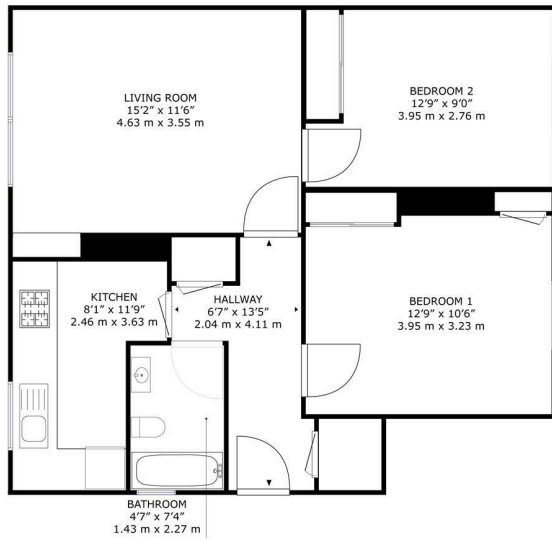
The flat benefits from gas central heating, ensuring warmth and comfort throughout the colder months, while double-glazed windows enhance energy efficiency.

Externally, the property boasts on-street parking, providing convenience for residents and visitors alike. The private garden grounds to both the front and rear offer a lovely outdoor space for gardening, relaxation, or enjoying the fresh air. Additionally, a timber shed at the rear provides extra storage, catering to your practical needs.

This property is a wonderful opportunity for first-time buyers, downsizers, or investors looking to acquire a charming flat in a desirable location. With its appealing features and proximity to local amenities, this home is not to be missed.

- Two bedrooms
- Gas central heating
- Double glazed windows
- Private garden
- Timber shed for storage
- On-street parking
- Ground floor flat
- Sought-after Scone location





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



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