



39 Rose Crescent, Perth, PH1 1NT

Offers over £143,000

Kippen  Campbell <sup>LLP</sup>  
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This well presented ground floor apartment forms the lower part of a traditional villa in a prime residential area of Perth. The property offers well proportioned accommodation throughout and retains many attractive traditional features. Warmth is provided by gas central heating and the windows are double glazed. Early viewing is highly recommended as this property will appeal to a variety of purchasers.

Rose Crescent is situated just off Glasgow Road and is an ideal location being within walking distance of Perth Royal Infirmary and many amenities including, Perth Leisure Centre, Dewar's Rinks and both the bus and train stations. The city centre itself, with its many cafes and High Street outlets, is only a short walk or drive by car. There are two excellent primary schools in the area, Oakbank and Viewlands and secondary education is catered for nearby at Perth High School and Perth Academy.



## DESCRIPTION

The property is entered to the rear of the property and access is directly into the kitchen.

The kitchen is fitted with a good range of floor and wall units with contrasting work surfaces and splash back tiling. Integrated gas hob with stainless steel chimney hood above and electric oven. 1½ stainless steel sink unit below rear facing double glazed window with a further two double glazed windows to the side and Velux. Free standing washing machine and fridge. Ample space for table and chairs.



The hall gives access to all the accommodation.

The shower room is fully tiled and fitted with a WC, wash hand basin and shower cubicle with mains shower. Extractor fan.

Bedroom 1 is a bright and spacious double bedroom with rear facing double glazed window. Shelved alcove. Bedroom 2 is a further double bedroom with side facing double glazed window.

The lounge is generously proportioned with a bay window to the front of the property giving a good degree of natural light. There is a tiled fireplace and to the side there is a shelved alcove with storage cupboard below.

## EXTERNAL

To the front of the property there is driveway with ample parking for a couple of vehicles. To the rear there is a paved patio area directly outside the main door. Stone steps lead up to the rear garden. To the right there is a garden area belonging to the property and a shared drying green to the back.

## MEASUREMENTS

Hall - 14'3 x 3'3 (4.34m x 0.99m)  
Lounge - 14'8 x 13'10 (4.47m x 4.22m)  
Kitchen - 17'4 x 11'1 (5.28m x 3.38m)  
Bedroom 1 - 11'10 x 11'9 (3.61m x 3.58m)  
Bedroom 2 - 11'10 x 8'1 (3.61m x 2.46m)  
Shower Room - 9'6 x 4'1 (2.90m x 1.24m) (max measurements)

## ITEMS INCLUDED

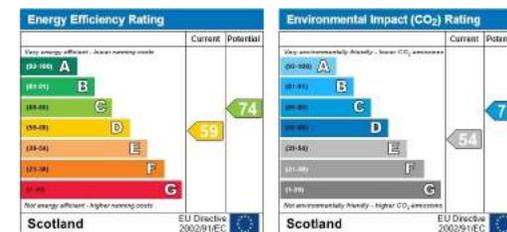
All floor coverings, blinds and light fittings where fitted. Appliances as stated in the kitchen.

## VIEWING

Full details of this property can be viewed on our website: [www.kippencampbell.com](http://www.kippencampbell.com) and at [www.pspc.co.uk](http://www.pspc.co.uk). To arrange to view please contact Kippen Campbell Property Services, 62 South Street, Perth on 01738 638283. Viewing can also be arranged via Perthshire Solicitor Property Centre when this office is closed. Monday - Friday 5.30pm - 9pm, Saturday 9am to 4pm and Sunday 10am to 4pm on 01738 635301 (Monday - Friday evenings and Sunday is a Telephone Service only).

## NOTES

Any electrical appliances including any central heating systems are not warranted by the agents. Purchasers should satisfy themselves as to their condition. The measurements have been taken by an ultrasonic distance measurer and are therefore approximate.



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