



243 Primrose Crescent, Perth, PH1 2QW

Offers over £65,000

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Estate Agents

We are pleased to bring to the market this well maintained first floor flat situated in the popular residential area of Tulloch. The property benefits from double glazing and electric heating and offers generously proportioned accommodation throughout. Ideal first time buy or buy to let investment. Viewing highly recommended.

Tulloch is well placed being close to local shops and there is a good bus service with stops close to the property linking the area to the city centre of Perth. The main M90 motorway network is only a few minutes away and this links the area with all the central belt locations.

EPC - C



DIRECTIONS

From the city centre travel out Dunkeld Road and on to Crieff Road. Continue to the traffic lights at the junction with Tulloch Road. Tulloch Road becomes Primrose Crescent. Follow the road round and take the 5th turning on the left, Newton Place. 243 Primrose Crescent is accessed from the parking area in Newton Place.

DESCRIPTION

A half glazed exterior door opens to a small hall with the stairs leading to the upper level and all the accommodation. Two good sized shelved storage

cupboards. Access hatch to attic.

The lounge is a bright and spacious room with a large rear facing double glazed window.

The kitchen is fitted with a range of wall and base units with complementary work surfaces and splash back tiling. Integrated ceramic hob with extractor hood above and electric oven. Front facing double glazed window. 1½ polycarbonate sink unit. Free standing washing machine and space for a fridge.



The bedroom is a good sized double bedroom with rear facing double glazed window. Built-in wardrobe with hanging rail and shelf above.

The shower room is fitted with a WC, wash hand basin and corner shower cubicle with electric shower. Front facing double glazed window.

EXTERNAL

To the rear of the property there is a communal drying area and communal garden to the front.

MEASUREMENTS

Lower Hall - 4'1 x 3'5 (1.24m x 1.04m)
Upper Hall - 7'2 x 3'1 (2.18m x 0.94m)
Lounge - 16'3 x 10'11 (4.95m x 3.33m)
Kitchen - 10'11 x 8'0 (3.33m x 2.44m)
Bedroom - 10'8 x 10'1 (3.25m x 3.07m)
Shower Room - 6'8 x 5'5 (2.03m x 1.65m)

ITEMS INCLUDED

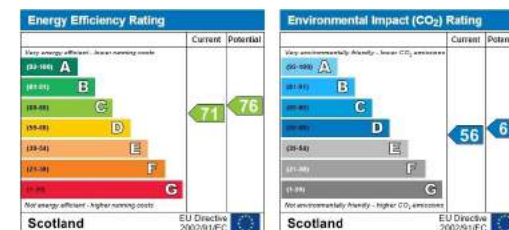
All floor coverings, light fittings and blinds where fitted. Appliances as stated in the kitchen.

VIEWING

Full details of this property can be viewed on our website: www.kippencampbell.com and at 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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