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**3a Stanley Crescent**  
| Perth | PH1 5AH

Offers Over £105,000

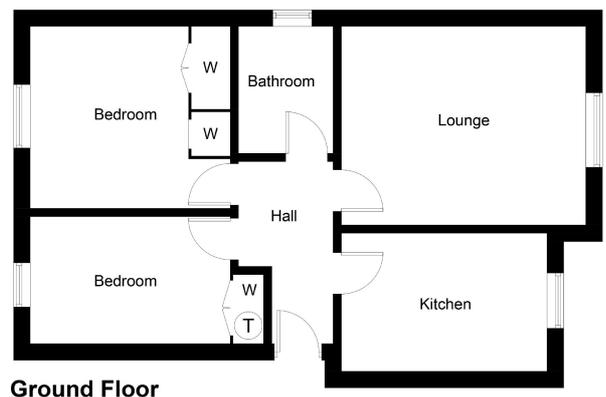
Entrance Hallway	11'6 x 5'7	3.51m x 1.70m
Kitchen	11'10 x 10'11	3.61m x 3.33m
Lounge	13'7 x 11'8	4.14m x 3.56m
Bathroom	7'9 x 5'6	2.36m x 1.68m
Bedroom 1	11'6 x 10'9	3.51m x 3.28m
Bedroom 2	11'7 x 7'9	3.53m x 2.36m



Situated on the outskirts of Perth city centre just off Crieff Road is this spacious ground floor flat forming part of a block of 4. The property opens into a bright and welcoming entrance hallway. The newly installed kitchen offers a range of modern wall and base units with coordinating worktops and integrated hob, oven and extractor hood, ample space for dining table and chairs and a window to the front. The large lounge has feature fire surround and wood laminate flooring. There are two good sized double bedroom with fitted wardrobes. The newly installed family bathroom boasts a white suite with shower over bath and coordinating wet wall panel, towel radiator and new flooring. The property has been freshly decorated throughout and new radiators installed. To the rear there is a shared drying area and private parking to the front. Early viewing recommended.



- Ground Floor Flat
- Secure Entry
- Large Lounge
- New Fitted Kitchen
- New Bathroom
- 2 Double Bedrooms
- Private Parking, Shared Drying Area
- ECH & DG, EPC - D



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