

Blackadders



Flat A2, Oaklands, Pitheavlis Crescent, Perth, PH2 0JA

Offers Over **£275,000**



Lounge/Dining Area	D/G
Separate Kitchen	Communal Gardens & Grounds
3 Bedrooms (Master en suite)	Residents Parking
Bathroom	Lift
GCH	Garage

Viewing: by appointment through selling agent on 01738 500600

DESCRIPTION

A fantastic opportunity to purchase this superbly located ground floor apartment set in a sought after modern development close to good day to day amenities. The accommodation will appeal to a number of buyers and comprises: spacious lounge/dining area with patio doors leading out to garden grounds, separate kitchen, three sizable bedrooms with the master having an en suite shower room and finally a bathroom with three piece suite. The property benefits from gas central heating and is double glazed.

Entrance in to the building is gained via a secure entry system and there is a lift to give access to all floors. Residents parking is available in a private parking area. A single garage also comes with the sale of the property.

LOCATION

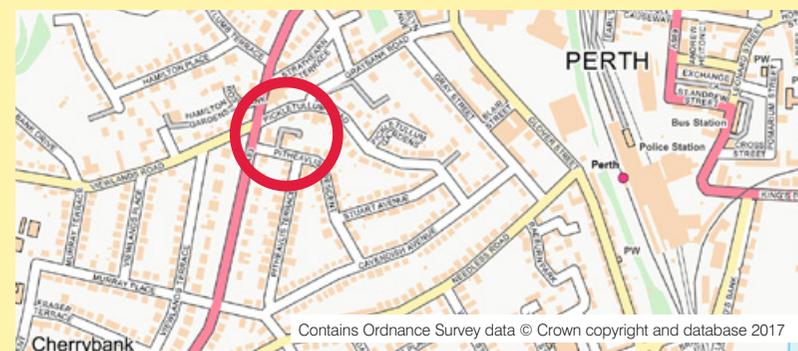
Conveniently located just off the Glasgow Road, therefore ideal for accessing all the amenities that city centre living has to offer including the theatre, concert hall, cafe quarter, restaurants and excellent shopping facilities which are within close proximity. Leisure facilities including Perth swimming pool and Ice arena are located nearby. Public transport is regular and close to hand.





ACCOMMODATION (measurements are approx)

Lounge/Dining	6.90m x 5.80m	(22'8" x 19'0")
Kitchen	3.80m x 3.10m	(12'6" x 10'2")
Bedroom 1	4.50m x 2.60m	(14'9" x 8'6")
Bedroom 2	3.30m x 2.90m	(10'10" x 9'6")
Bedroom 3	4.20m x 2.60m	(13'9" x 8'6")
Bathroom	2.70m x 1.80m	(8'10" x 5'11")





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ABERDEEN

37 Langstane Place
Aberdeen
AB11 6EN
Tel: 01224 452750

ARBROATH

129 High Street
Arbroath
DD11 1DP
Tel: 01241 876620

DUNDEE

40 Whitehall Street
Dundee
DD1 4AF
Tel: 01382 342222

EDINBURGH

5 Rutland Square
Edinburgh
EH1 2AX
Tel: 0131 202 1868

PERTH

77 George Street
Perth
PH1 5LB
Tel: 01738 500600

property@blackadders.co.uk • www.blackadders.co.uk

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.