



17b Murray Crescent, Perth, PH2 0HN  
Offers over £119,950





## 17b Murray Crescent Perth, PH2 0HN

- First floor flat
- Spacious lounge
- Off-street parking
- Shared drying green
- Double glazing
- 2 double bedrooms
- Breakfasting kitchen
- Private area of garden
- Good storage space
- Council tax band B

This spacious 2 bedroom first floor flat is located within the sought-after Craigie area of Perth and boasts generous accommodation throughout. It also has the added benefits of electric heating, double glazing, off-street parking and its own private section of garden to the rear plus a shared drying green.

The entrance to the property is located to the side where a vestibule leads to a set of stairs leading to a central hallway with loft access. There is a spacious lounge, breakfasting kitchen with a number of storage cupboards, a bathroom and two double bedrooms. To the side, a gated driveway provides parking for one car and at the rear there is the private garden which consists of a timber shed, greenhouse, mature shrubs and space for seating. There is also a communal drying green which is shared with the neighbouring property below.

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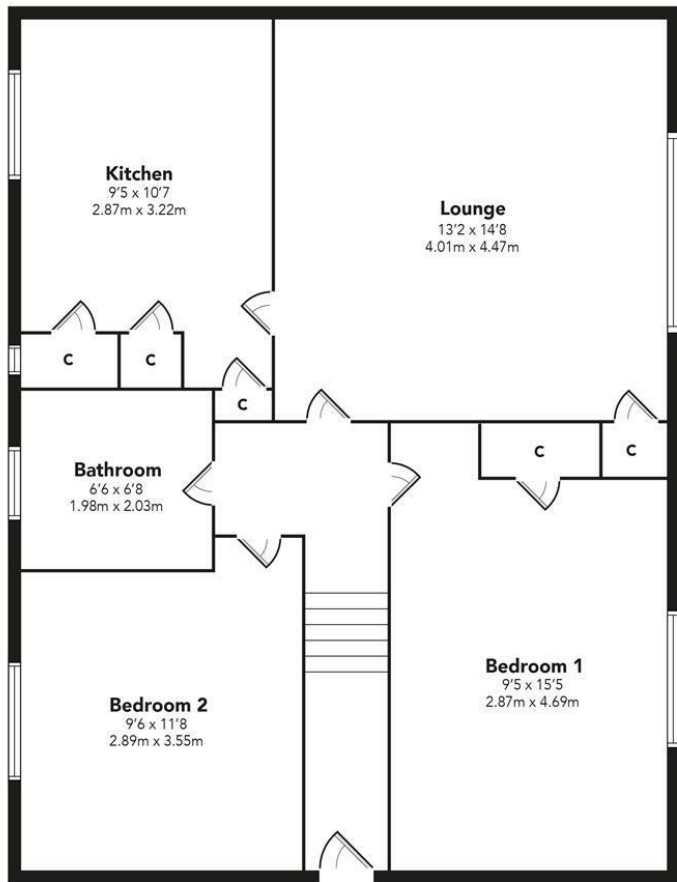


## Location

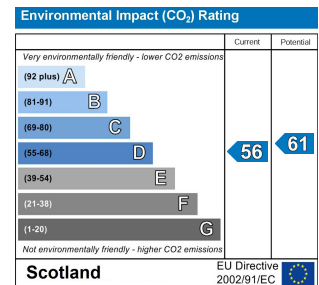
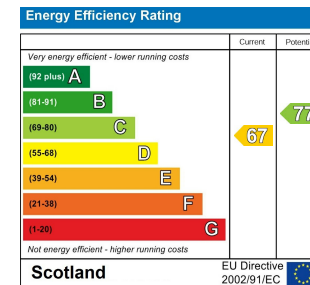
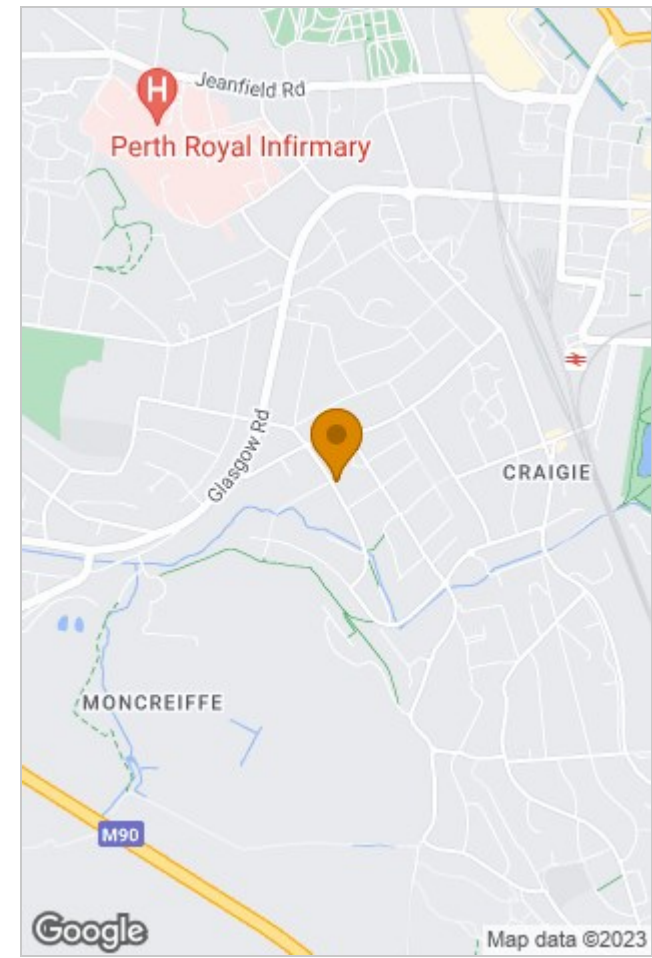
The property is located within the sought-after Craigie area of Perth and in close proximity to a number of nearby amenities including primary schools, a local shop/post office, regular bus service and eateries. Perth city centre, railway station, bus station and the picturesque South Inch Parklands can also be found within walking distance. Easy access can also be gained to the M90 motorway via the nearby Edinburgh Road.







Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd



## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

