



4a Croft Park, Perth, PH2 0DX  
Offers over £200,000







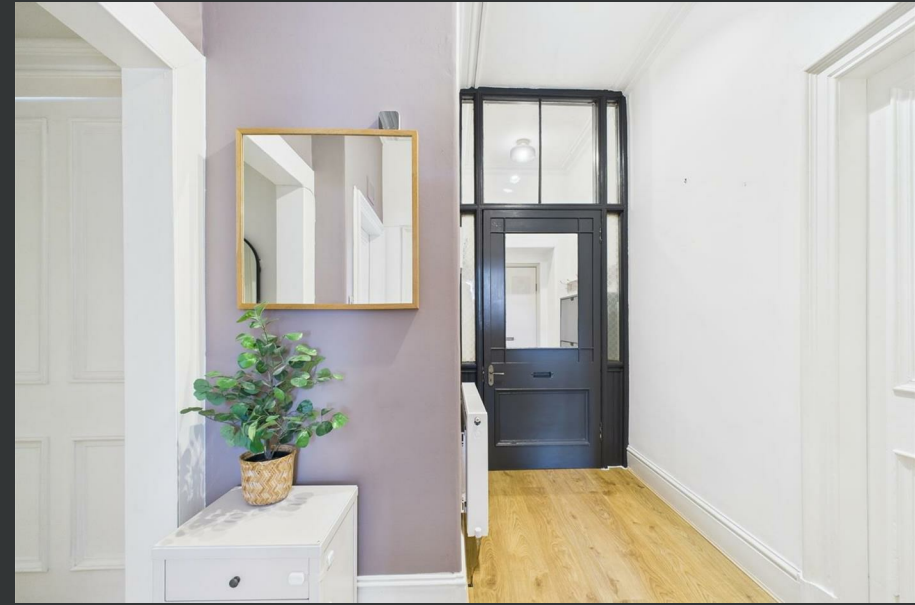
## 4a Croft Park Perth, PH2 0DX

- Spacious first-floor apartment
- Large lounge with bay window
- Three well-proportioned bedrooms
- Stylish family bathroom
- Gas central heating
- Over 1,000 sq. ft. of living space
- Modern kitchen
- Eye-catching views
- Traditional features including high ceilings
- Convenient Perth location close to amenities

Set within a charming and established residential area, 4a Croft Park is a beautifully presented three-bedroom first-floor apartment offering a perfect combination of traditional character and modern style. The property boasts generous proportions, high ceilings, and period features, complemented by tasteful contemporary upgrades.

The accommodation is accessed into a welcoming hallway leading into a spacious bay-windowed lounge filled with natural light. This impressive room offers plenty of space for both living and dining furniture, making it ideal for family life or entertaining guests. The modern fitted kitchen comes complete with an excellent range of base and wall units, stylish worktops, and integrated appliances, providing a sleek and functional space. The property benefits from three bedrooms, each offering comfortable proportions, with the principal bedroom featuring extensive built-in storage. The family bathroom is finished with a white three-piece suite and shower-over-bath. With over 1,000 sq. ft. of space, this home provides an excellent opportunity for couples, families, or investors seeking a well-located property in Perth.

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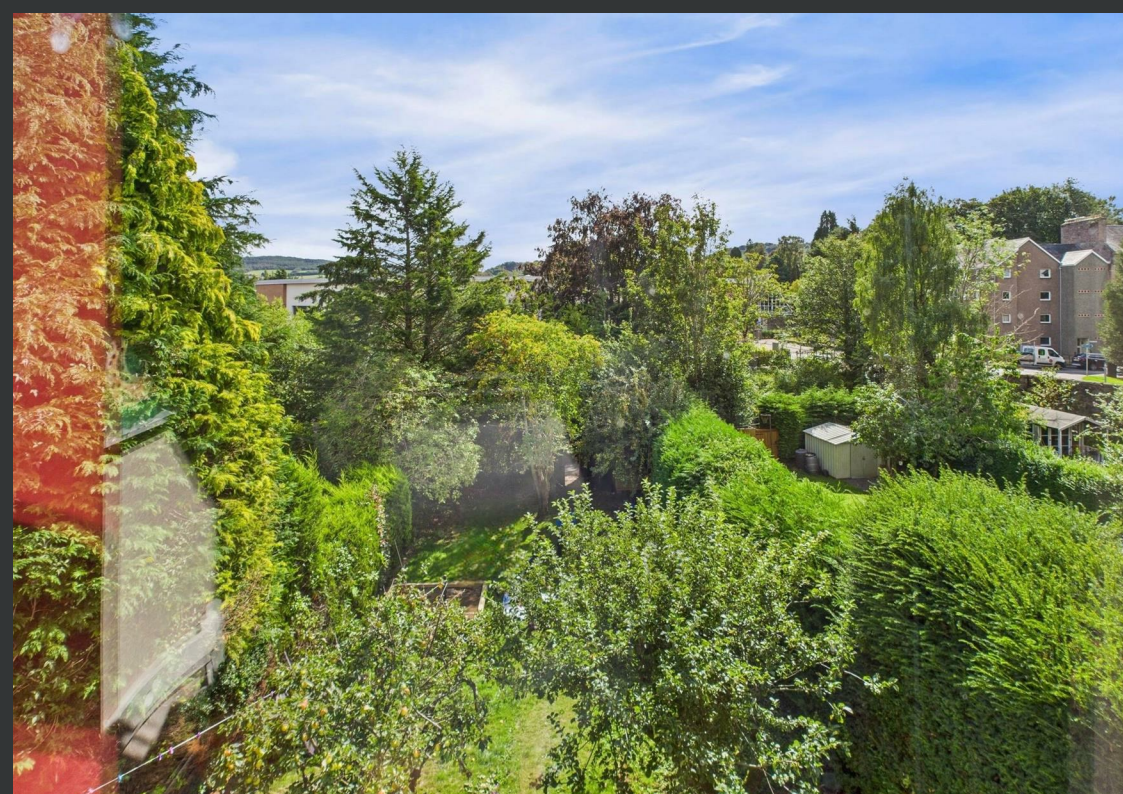


## Location

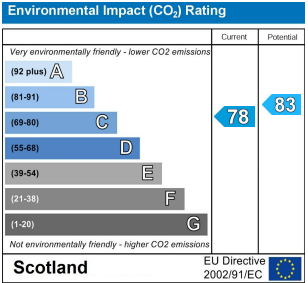
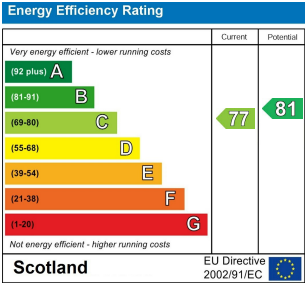
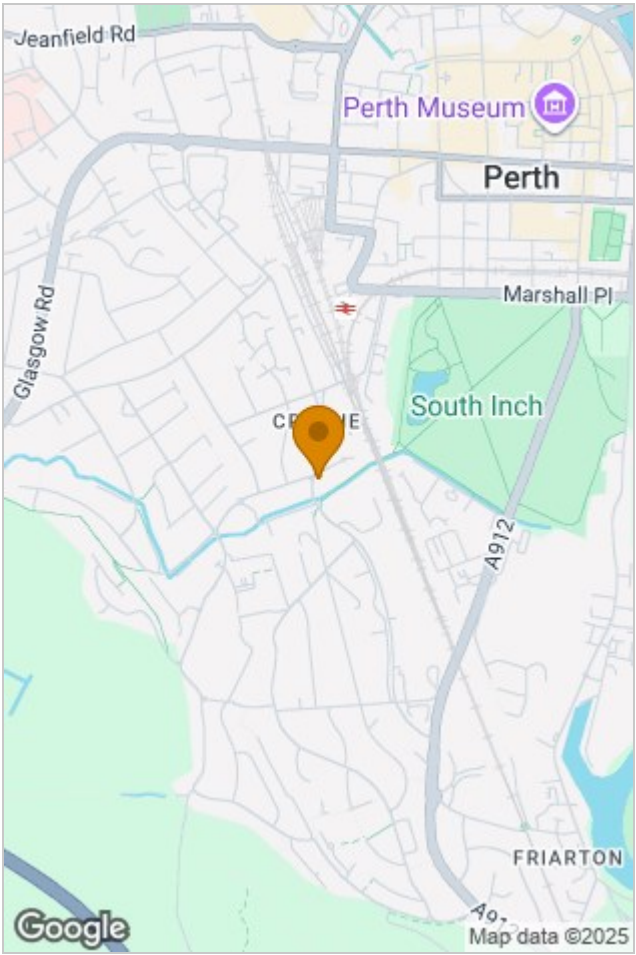
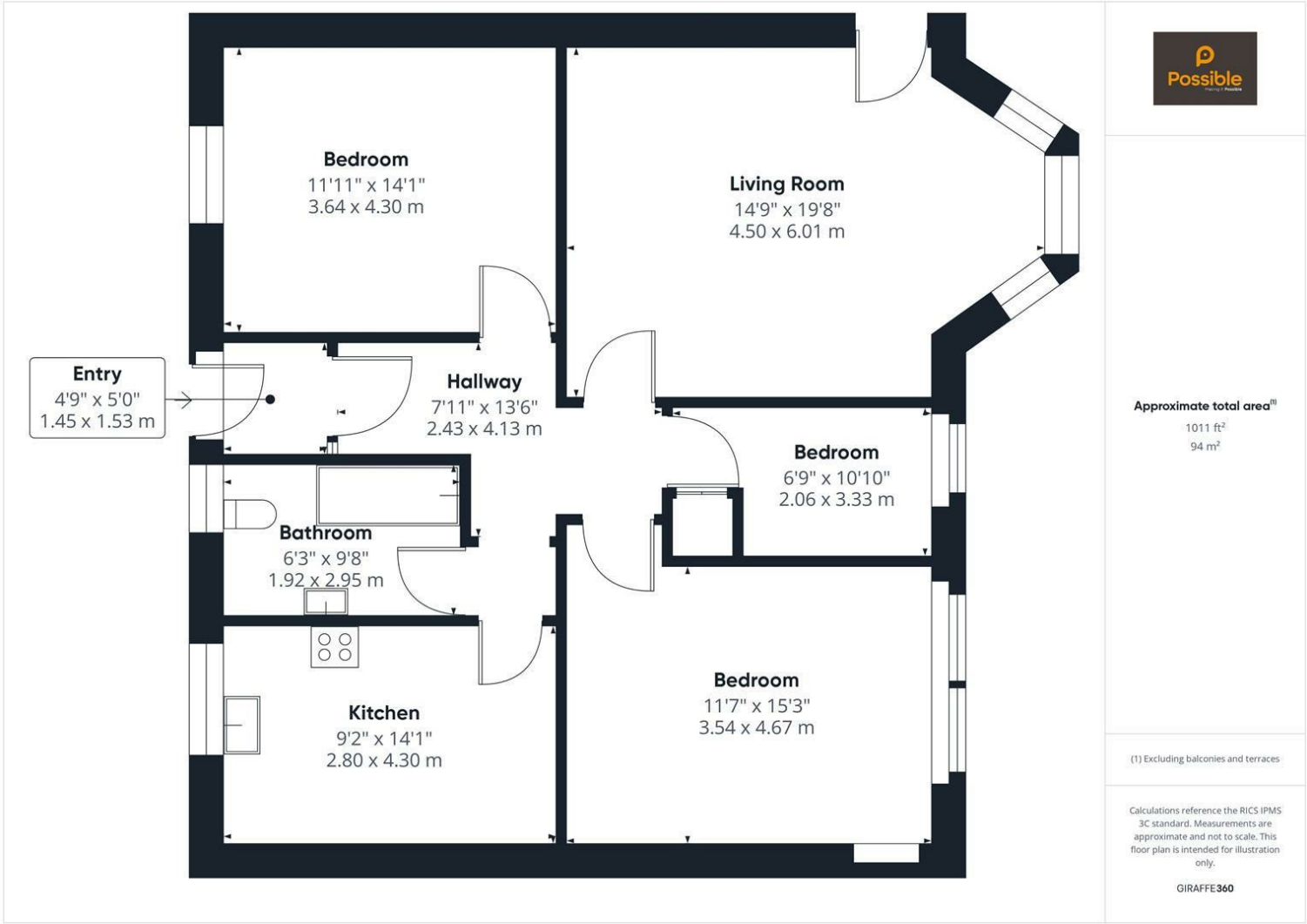
Croft Park is located within a highly sought-after residential area of Perth, known for its attractive traditional buildings and close-knit community feel. The property is ideally situated within easy reach of Perth city centre, offering a wide range of shops, restaurants, schools, and leisure facilities. Excellent transport links, including the nearby railway station and access to the A9, make commuting simple. Outdoor enthusiasts will enjoy access to the surrounding Perthshire countryside, with scenic walks, parks, and the River Tay all nearby. Combining convenience with a peaceful setting, Croft Park is a desirable location for families, professionals, and those seeking a central base.











## 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.