



**Premier
Properties**
Perth



44 Manse Crescent, Perth, PH1 4NZ

Offers Over £75,000



Upon entering, you are welcomed by an entrance hallway, generous lounge that provides ample room, fully fitted kitchen, one bedroom and wet room.

Heating is provided via electric heating and the windows are double glazed throughout.

Externally the property benefits from a small area of private garden located at the front as well as a shared drying green area to the rear. On-street parking is available at the front, providing easy access for you and your guests.

Location: The village of Stanley lies just 6 miles north of the city of Perth. It boasts a number of local amenities including local convenience store, post office, primary school, medical centre and a regular bus service. Road links provide easy access to nearby destinations such as Luncarty, Murthly, Bankfoot and Perth and many pleasant walks can be enjoyed along the banks of the nearby River Tay.

- Spacious Ground Floor Flat
- Electric Heating
- Double Glazed Windows
- Shared Garden
- On Street Parking
- Village Location





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	83	88
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	35		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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