



41 Croll Gardens, Perth, PH1 0AD

Offers Over £167,500

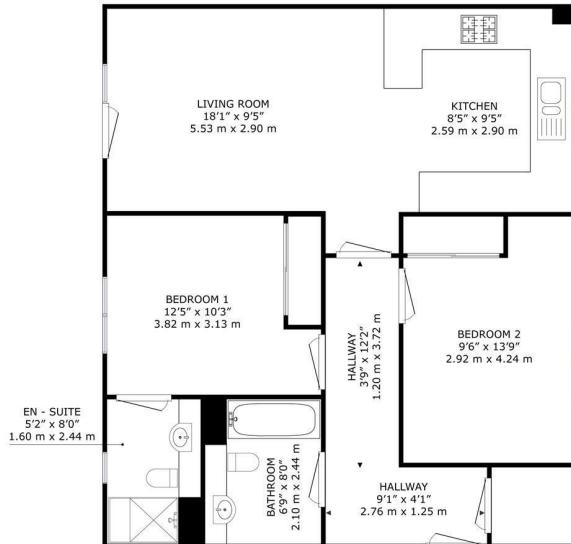


The accommodation comprises a welcoming entrance hall, a generous open-plan kitchen, dining and living area with integrated appliances, two well-proportioned double bedrooms—one benefitting from an en-suite shower room—and a contemporary family bathroom. Excellent storage solutions are provided throughout the apartment.

Externally, the property enjoys allocated resident parking, additional visitor parking, and well-maintained communal garden grounds.

This property would make a perfect first home.

- Ground floor apartment
- Two bedrooms
- Close to local amenities
- Ideal for small families
- High quality fixture and fittings
- Gas central heating
- Viewing highly recommended



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GROSS INTERNAL AREA
TOTAL: 702 sq.ft, 65.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

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



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