



**Premier
Properties**
Perth



56 Murray Crescent,, Perth, PH2 0HW

Offers Over £195,000

 3  1  1  D

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout of the home is thoughtfully designed, ensuring that every corner is utilised effectively.

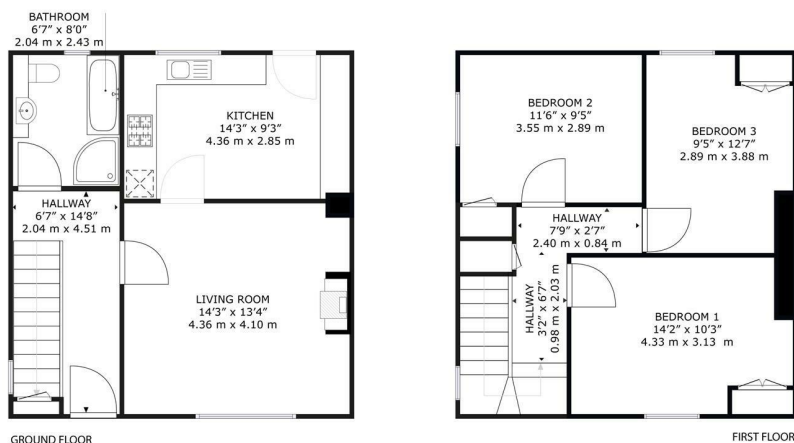
The property features a well-appointed bathroom, catering to the needs of modern living. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly community.

Murray Crescent is known for its peaceful surroundings and accessibility to local amenities, making it an excellent choice for those who appreciate both tranquillity and convenience. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to create a home that suits your lifestyle.

Do not miss the chance to view this charming residence in a sought-after location.

- 3 spacious bedrooms
- 1 modern bathroom
- Semi-detached house
- Located in Murray Crescent
- 1 cosy reception room
- Ideal family home
- Close to local schools
- Near public transport links
- Quiet residential area
- Viewing recommended





Energy Efficiency Rating

Rating	Current (%)	Potential (%)
A (82 plus)	0	72
B (81-81)	0	0
C (69-80)	0	0
D (54-68)	0	0
E (39-54)	0	0
F (21-38)	0	0
G (1-20)	58	0

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Current (%)	Potential (%)
A (82 plus)	0	66
B (81-81)	0	0
C (69-80)	0	0
D (54-68)	0	0
E (39-54)	0	0
F (21-38)	0	0
G (1-20)	53	0

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

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