

44a Allison Crescent

PERTH, PH1 2US



MODERN TWO BEDROOM GROUND FLOOR FLAT



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McEwan Fraser is pleased to offer to the discerning buyer this spacious and modern two beds ground floor flat. Beautifully presented in "walk-in" condition, this home is elegant and bright.

The main living area is open plan lounge, kitchen and diner. Two windows flood the room with natural daylight. The kitchen is fitted with modern units with white, slab doors, and the room offers space for a table and chairs. There are two good size double bedrooms one with fitted wardrobes. The shower room is stylish and partially tiled. This home was constructed by Messrs G S Brown Construction Ltd, a reputable local house builder, and completed in 2017 and still offers approximately five years NHBC warranty. With a spacious 52 square metres, you will not be cramped for space.

Externally there are ample parking bays. An entry system allows access to the communal stairwell. The communal spaces are maintained by a Factor.



open plan living





bedroom 1

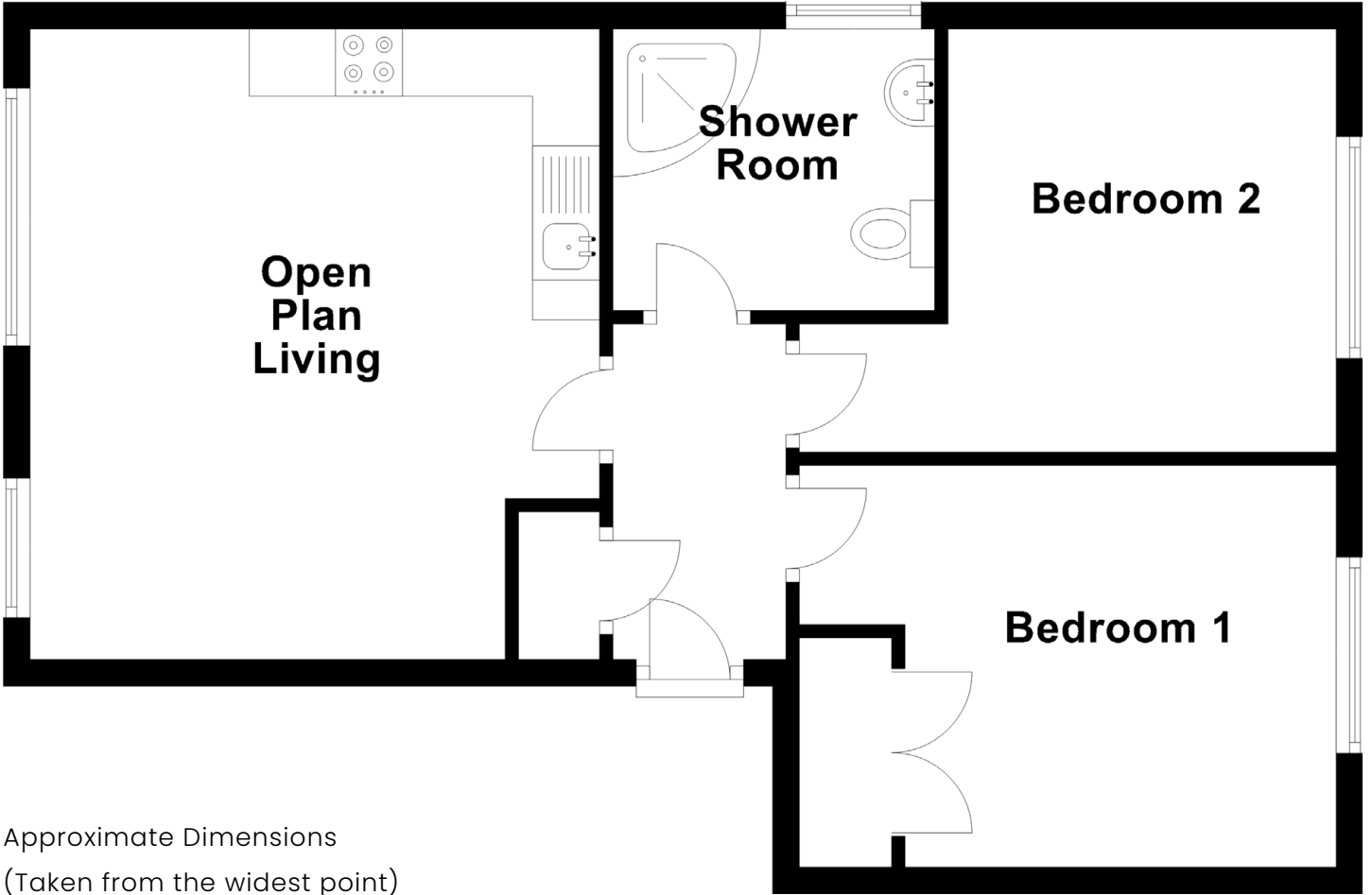




bedroom 2







Approximate Dimensions
(Taken from the widest point)

Open Plan Living	4.70m (15'5") x 4.25m (13'11")
Bedroom 1	4.00m (13'2") x 3.00m (9'10")
Bedroom 2	4.00m (13'2") x 3.15m (10'4")
Shower Room	2.40m (7'10") x 2.10m (6'11")

Gross internal floor area (m²): 52m²
EPC Rating: C

Floor Plan



Allison Crescent forms part of an established residential location within the Hillyland area of Perth. Adequate local shopping, educational and transport facilities are available within easy reach. Local amenities include gymnasiums and supermarkets as well as popular eateries. The City centre offers all other social and cultural facilities including a theatre and concert hall. Perth has a wide range of independent shops as well as some of the high street brands.

The Location

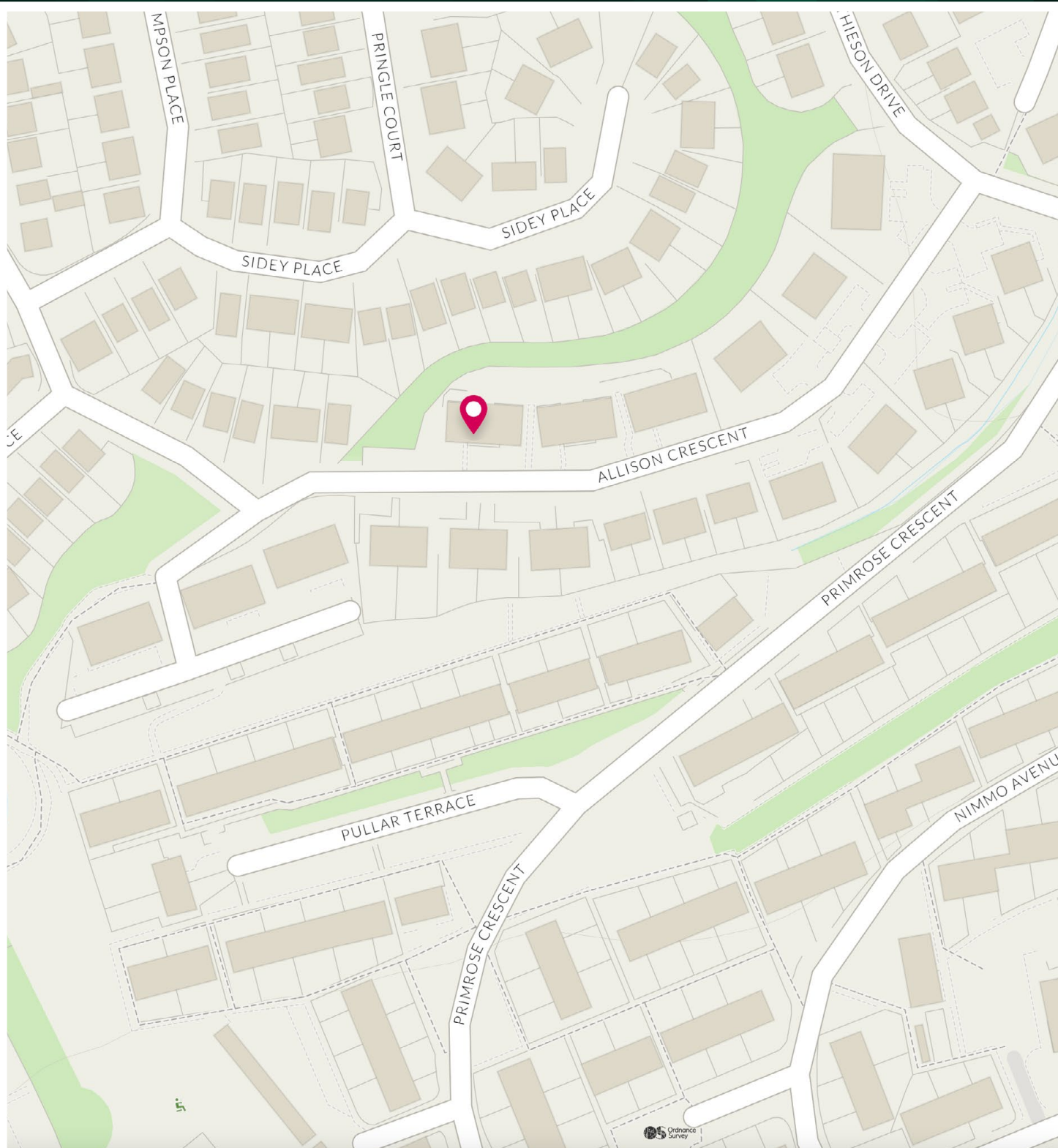


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THE SUNDAY TIMES
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Text and description
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