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A notably spacious and beautifully presented three-bedroom top floor apartment with elevator, gas central heating, double glazing and private off-street parking.

The property forms part of the prestigious Oaklands complex of luxury apartments located just off Glasgow Road with a high degree of privacy and convenience.

Typically appealing to professionals and those looking to downsize from a larger home, easy access can be gained to the dual-carriageway via the Broxden roundabout as well as a number of local amenities including supermarkets, restaurants, health suites and indeed the city centre can also be reached within walking distance.



#### AT A GLANCE

- Top floor apartment
- Three double bedrooms (principal bedroom with en-suite bathroom with shower)
- Impressive open-plan sitting room
- Dining-size kitchen
- Communal grounds

#### THE FINER DETAIL

- Elevator
- Gas central heating
- Double glazing
- Feature balcony
- EPC Band C

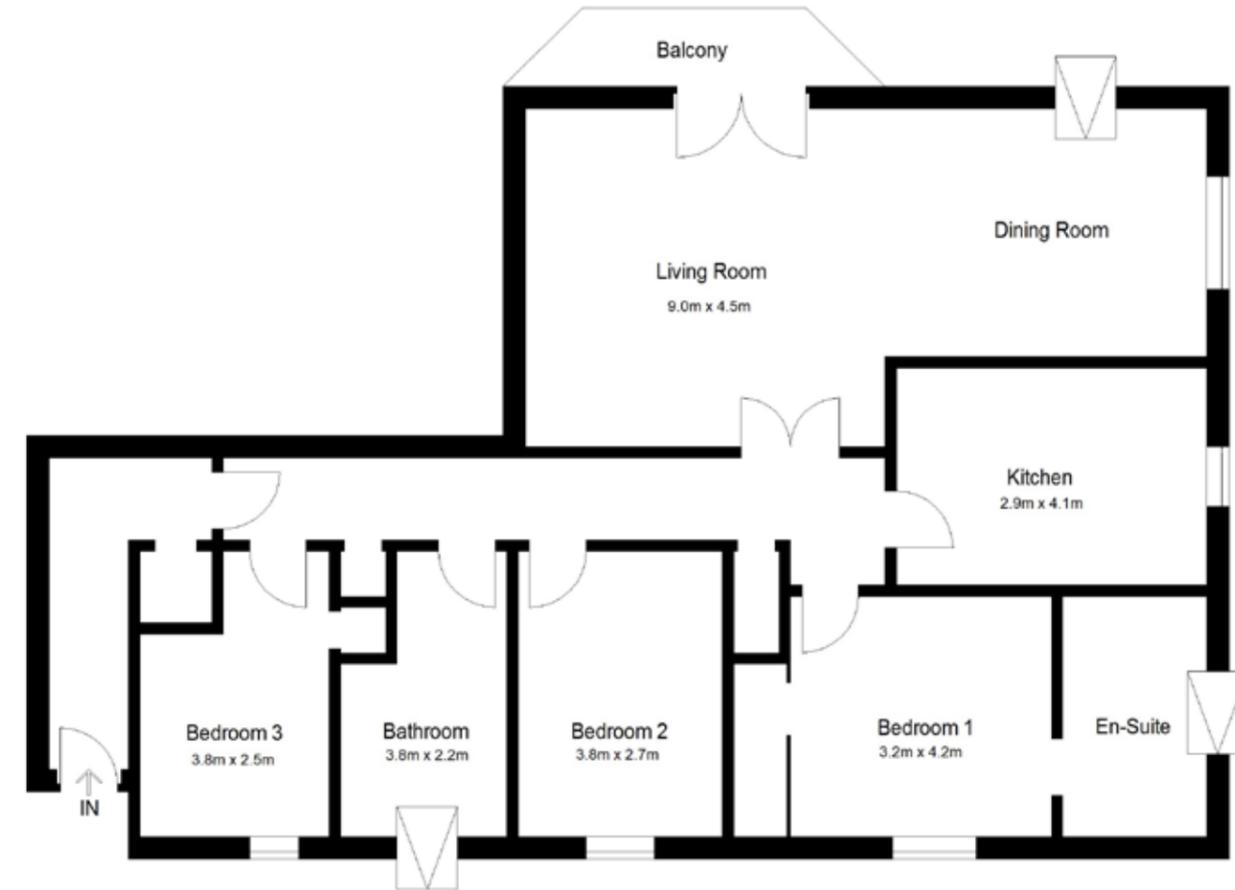




A central hallway leads to all apartments and also two useful storage cupboards. The impressive open-plan sitting room provides an abundance of floorspace for furniture including dining table and chairs and also features a set of double doors which lead to a feature balcony. The dining-size kitchen is fitted with a variety of base and wall units with integrated appliances. There are three generous double bedrooms, with built-in storage space and with the larger principal bedroom also boasting an en-suite bathroom with shower. Completing the accommodation is a further well-appointed bathroom.

Externally there are well maintained communal grounds and some seating areas in which to enjoy the surroundings.





**FLAT A7, OAKLANDS  
PITHEAVLIS CRESCENT  
PERTH PH2 OJA**

EPC Band C  
Approx gross internal area 1291.67 sqft | 120 sqm  
Property reference XG1866

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



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