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99A NEEDLESS ROAD
PERTH, PH2 0LB



Forming part of a traditional block of apartments is this attractive, ground flat located within the ever-popular residential area of Craigie.

Presented in good order and with the benefits of double glazing, gas heating heating and well-maintained communal gardens, the property will appeal to a wide range of purchasers including those looking to downsize, buy to let investors or first-time buyers.

Accommodation consists of a central hallway with doors to all rooms, a large sitting room with front facing bay window, a modern galley style kitchen with base and wall units, well-appointed bathroom fitted with WC, wash hand basin and bath with shower over. There are two bedrooms.

Craigie offers the ideal location within walking range of local amenities. The A90 and M90 are close by leading to the north and south of Perth making this area also ideal for the commuter.



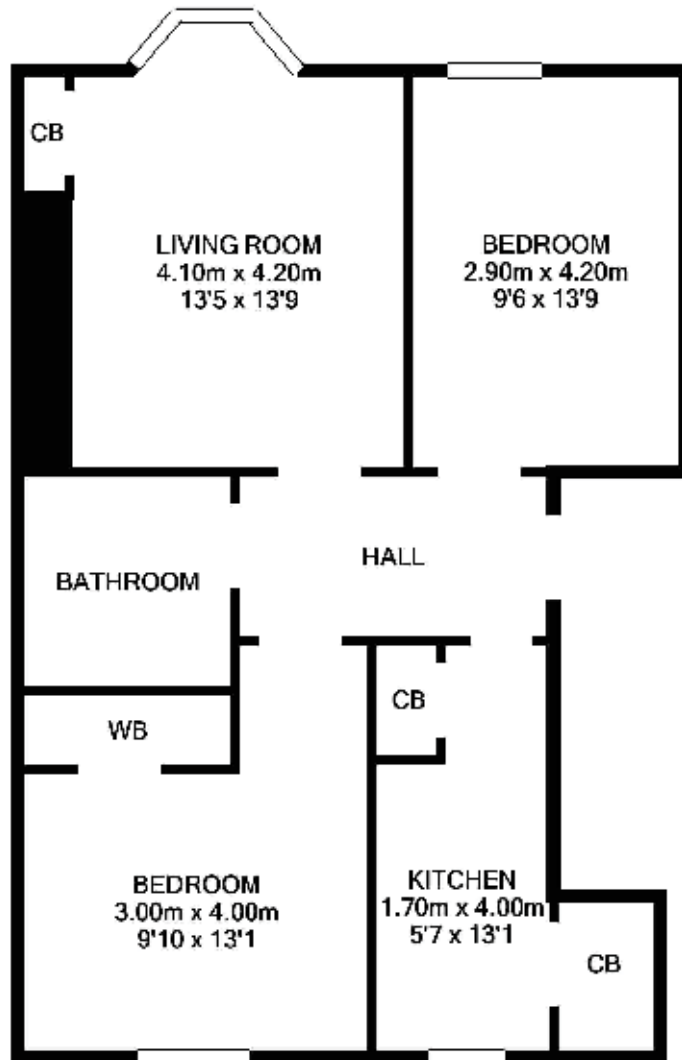
AT A GLANCE

- Ground floor flat
- Two Bedrooms
- Large sitting room with front facing bay window
- Modern galley style kitchen
- Well-maintained communal gardens

THE FINER DETAIL

- Double glazing
- Gas heating heating
- EPC Band D





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Approx gross internal area 581.251 sqft | 54 sqm
Property reference XM1856

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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