

# 1a Logie Crescent

Perth, PH1 2ER

Guide Price £80,000





## 1a Logie Crescent, Perth, PH1 2ER

A most appealing first time buy or investment property, Irving Geddes are delighted to offer for sale this spacious, well presented two bedroom flat. Located at the head of Logie Crescent within a popular and well established residential area of Perth. Conveniently located for local amenities & transport links, the property occupies the ground floor right section of a four flat two storey block.

The property comprises HALL with storage cupboard, fully fitted KITCHEN with white goods included, large LOUNGE/ DINING ROOM, two DOUBLE BEDROOMS and bathroom, installed in 2014 along with the gas central heating system. The property benefits from double glazing throughout and is neutrally decorated.

Externally there is a good sized private garden area to the front laid to lawn with allocated parking adjacent. The rear has a private drying green & the property benefits from two storage cupboards in the communal hall.

Lounge	15'4" x 11'4"	Kitchen	9'0" x 8'4"
Bedroom One	12'2" x 11'4"	Bedroom Two	12'6" x 10'6"
Bathroom	8'4" x 6'6"		

### Viewing

By appointment through Irving Geddes W.S. on 01764 653771.



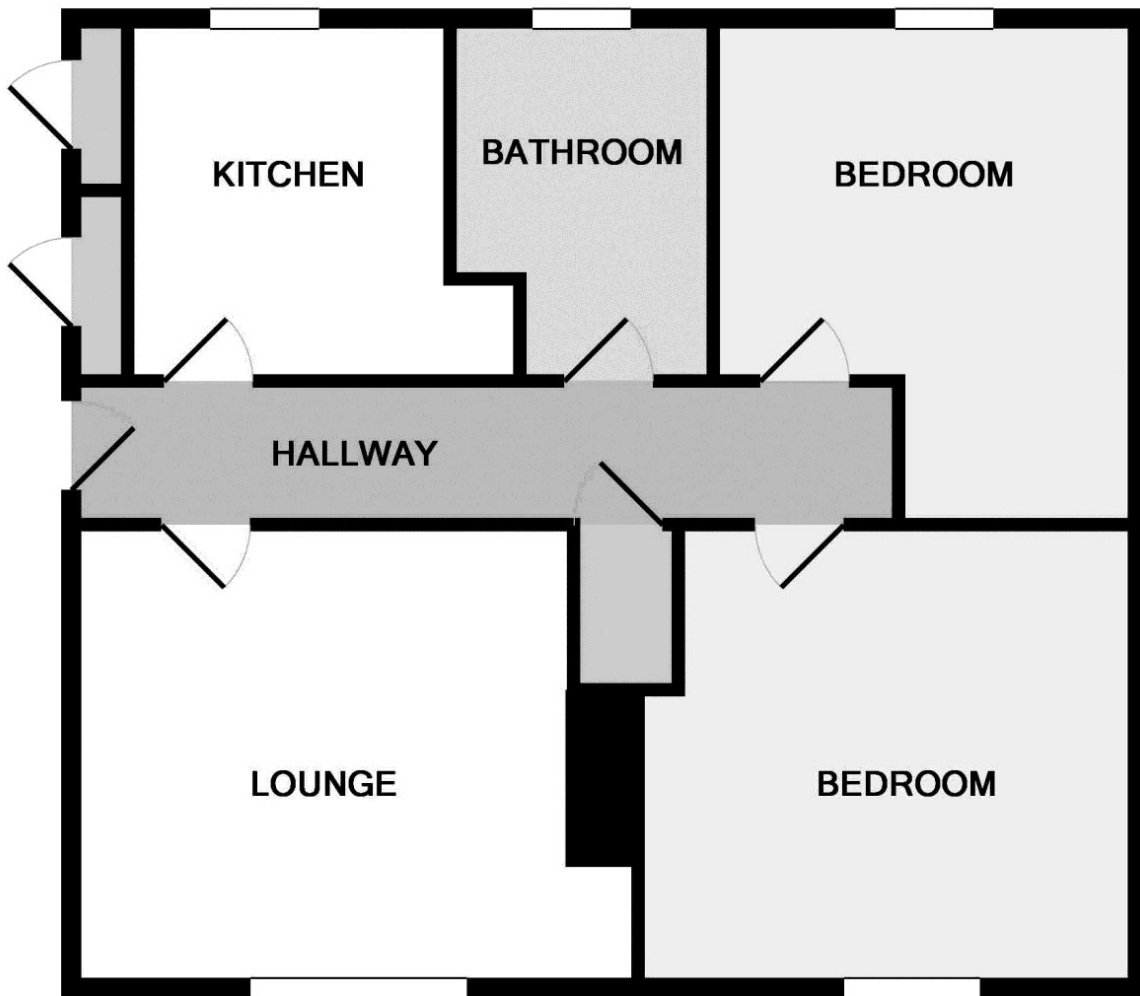












Energy Performance Rated 'C' for energy efficiency.

Council Tax Band 'B'.



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.

**Thinking of selling?**  
Call us now for a free valuation for your own property

**Crieff**  
25 West High Street, PH7 4AU  
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**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
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