



## Asking Price £175,000

This fantastic opportunity to purchase a two-bedroom end-terrace home is located in the convenient and sought-after area of Cromartie Road, Prince Rock. Close to local schools, amenities, and excellent public transport links, the property is ideally positioned for easy access to the city center. Offered to the market with no onward chain, the accommodation is well laid out and comprises, on the ground floor, an entrance hall, a lounge, a charming dining room featuring a wood burner, and a practical kitchen. Upstairs, the first floor boasts two generously sized double bedrooms and a bright, functional bathroom. The home benefits from double glazing, which has recently been upgraded with Planitherm, gas central heating, and a small enclosed rear courtyard, offering a low-maintenance outdoor space. This property is perfectly suited as an ideal first home or a buy-to-let investment. Don't miss out on this fantastic opportunity—schedule your viewing today! The owner is also willing to sell the property with furniture included.

## Cromartie Road, Prince Rock, PL4 9NY

### Accommodation Comprises

Ground Floor

Entrance Hall

Lounge 3.38m (11` 1") x 3.37m (11` 1")

Dining Room 3.38m (11` 1") x 2.38m (7` 10")

Kitchen 4.36m maximum into recess (14` 4") x 2.04m (6` 8") max

First Floor

Landing

Bedroom 1 4.37m (14` 4") x 3.33m (10` 11")

Bedroom 2 3.34m (10` 11") x 2.74m (9` )

Bathroom

Loft

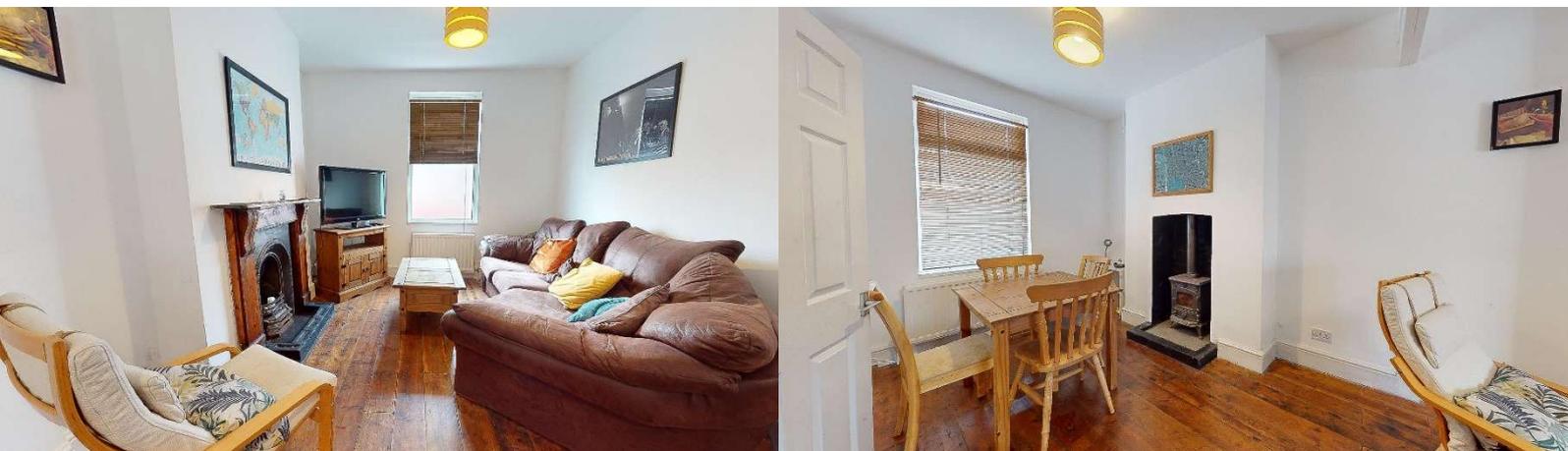
From the landing there is a loft ladder which leads to an excellent loft space which is fully boarded and has two velux windows installed

Outside

The property benefits from a small enclosed rear courtyard garden with useful covered area ideal for drying washing outside and an outside storage cupboard

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor

First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

