

Simple Approach



Estate Agents



**125C Jeanfield Road, Perth
PH1 1GW**

Offers over £160,000

Simple Approach are delighted to welcome this immaculately presented first floor apartment that has been completed and maintained to the highest standard throughout with a parking space for each property in the lower level of the building. This beautiful home is perfectly suited to those accustomed to the very best in quality and design. This flat comprises of a stunning open plan kitchen/diner, two sizable bedroom with storage and master en-suite and modern bathroom. As well as the overall stunning appearance of the development it is also incredibly secure and safe with CCTV systems throughout with ample cameras and flood lights to the outside areas. There is a relaxing outdoor communal area with bench seating, ideally placed to take advantage of the sunshine. Viewing is highly recommended so that you appreciate the finer details on offer.

Entrance Hallway

11'1" x 7'1" (3.39 x 2.18)

Livingroom/ Diningroom

22'0" x 13'8" (6.72 x 4.17)

Kitchen

10'9" x 9'1" (3.29 x 2.79)

Bedroom

9'7" x 11'1" (2.93 x 3.39)

Bedroom 2

9'7" x 10'5" (2.94 x 3.19)

En suite

7'2" x 5'4" (2.19 x 1.65)

Bathroom

7'1" x 7'3" (2.17 x 2.22)

Location

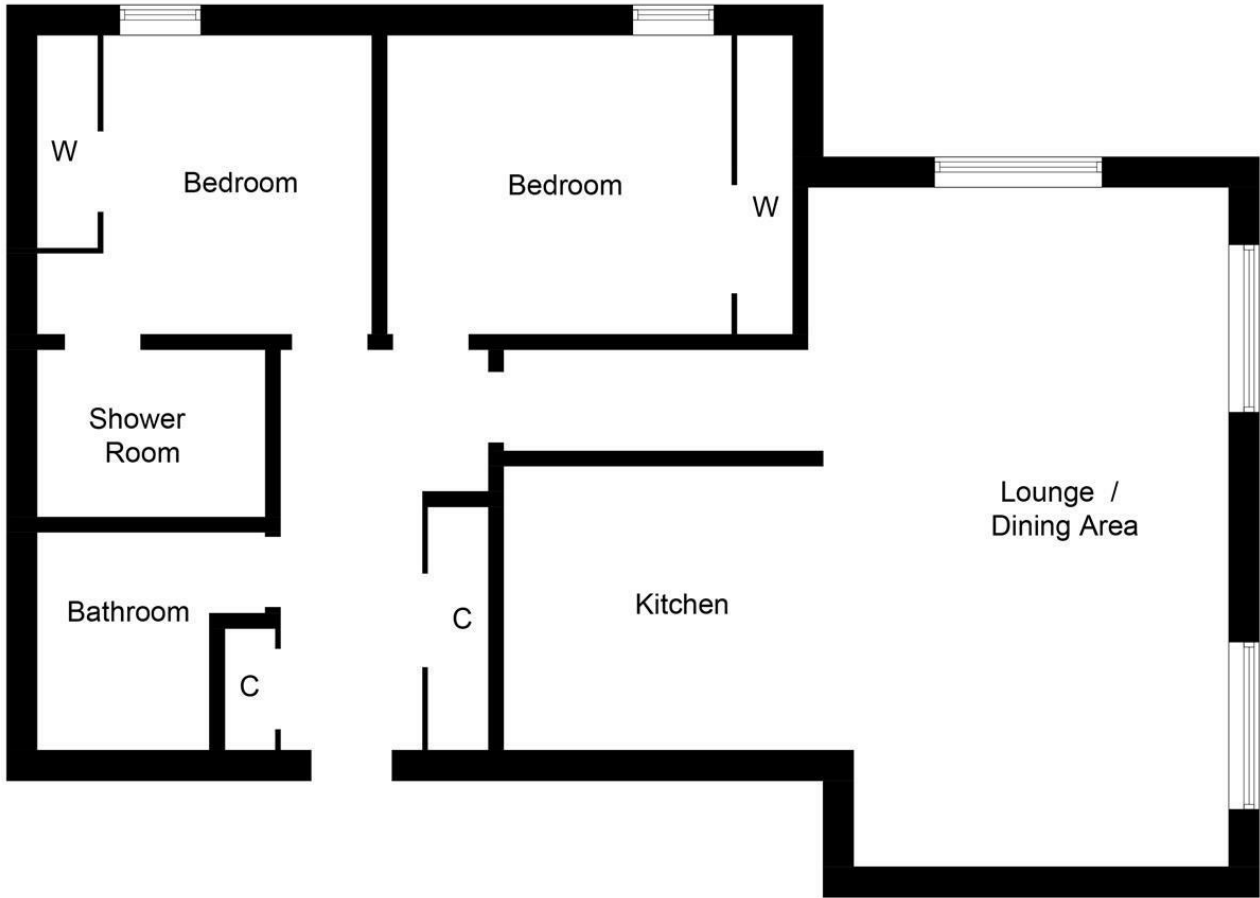
Jeanfield Road is very central with the town centre, retail parks and supermarkets only a five minute drive away. Within walking distance there is a wide range of Primary and Secondary schools, a local shop and Perth Royal Infirmary to name just a few. These properties are ideally situated for the commuter looking to be within easy access to Perth Train Station as well as to major road networks to the large cities of Dundee, Stirling, Glasgow and Edinburgh.





- Immaculate Move In Condition Throughout
- Modern Shower Room And Bathroom
- Communal Outdoor Space
- Two Sizable Bedrooms With Master En-suite And Fitted Storage
- Residential Parking
- Completed To The Highest Standard
- Stunning Open Plan Kitchen Diner
- Flood Lights And CCTV For Security





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	