

Simple Approach



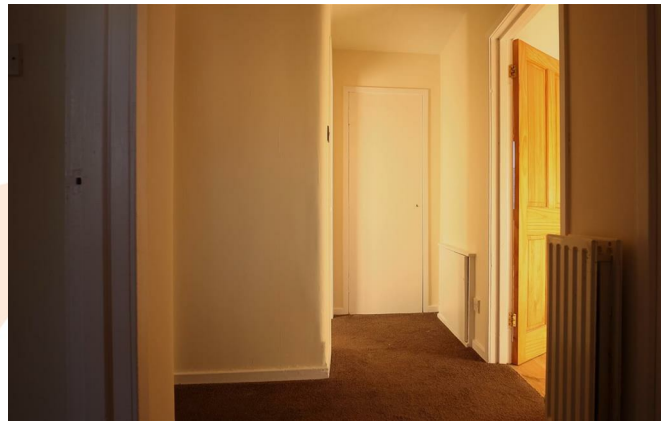
Estate Agents



**181 Tweedsmuir Road, Perth  
Perthshire PH1 2HR**

**Offers over £89,950**

Simple Approach are delighted to welcome this fantastic, upper floor flat on Tweedsmuir Road to the Perthshire residential market. Situated in the ever popular area of Letham this well presented two bedroom property is the perfect purchase for first time buyers and buy to let investors, offering very well proportioned accommodation across one floor. This excellent property comprises; a bright, front facing lounge, a spacious kitchen with ample counter space, family bathroom with shower over bath facility and stylish wet wall and two sizable bedrooms. This home is ideally placed to take advantage of the local shops, schools and community clubs as well as being just a short drive to Perth City Centre and all its amenities and leisure facilities. The property further benefits from gas central heating, double glazing, ample on street parking and a private rear garden. Viewing is essential to appreciate the overall space and excellent location on offer at Tweedsmuir Road.



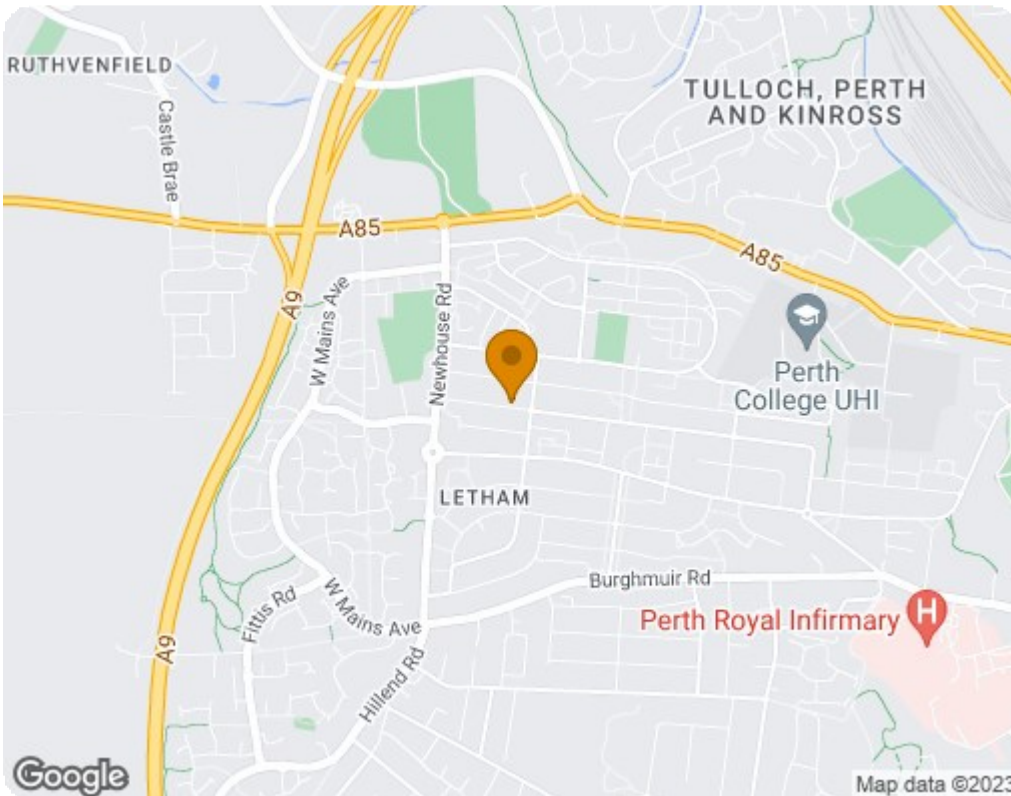
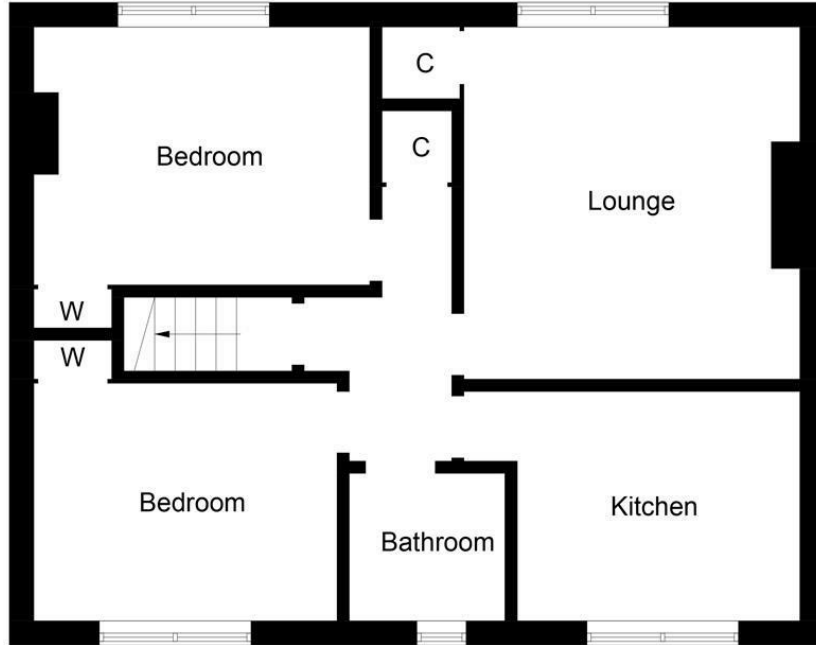




- Upper Floor Flat
- Spacious Lounge
- Private Rear Garden
- Two Sizable Bedrooms
- Generous Kitchen
- Gas Central Heating & Double Glazing
- Excellent Location
- Ample On Street Parking



181 Tweedsmuir Road Perth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	