

Simple Approach



Estate Agents



**5 Glover Court, Perth
Perthshire PH2 0UA**

Offers over £117,000

Simple Approach are delighted to welcome this beautifully presented Ground Floor, Two Bedroom Flat on Glover Court to the residential market. Set within the ever desirable area of Craigie this property could not be better situated to take advantage of all amenities found in the City Centre as well as to Perth Train & Bus Station both located nearby. The property comprises a large lounge, Kitchen Dining Room, 2 Bedrooms with a Master En - suite, Family Bathroom and an allocated parking space. This property has storage heating and lends itself to a wide range of buyers and is the ideal purchase for any first time buyer, investor or small family looking for a well-located home in move-in condition throughout. Viewing is absolutely essential to appreciate the modern and stylish accommodation on offer, as well as the idyllic location and outside spaces.

Living Room

24'5" x 12'8" (7.46 x 3.88)

Kitchen Dining

12'7" x 14'0" (3.85 x 4.29)

Bedroom

13'8" x 11'3" (4.19 x 3.43)

En - Suite

9'3" x 5'5" (2.84 x 1.66)

Bedroom

9'4" x 12'6" (2.86 x 3.83)

Bathroom

7'10" x 5'7" (2.39 x 1.72)

External

This property has an allocated parking space.

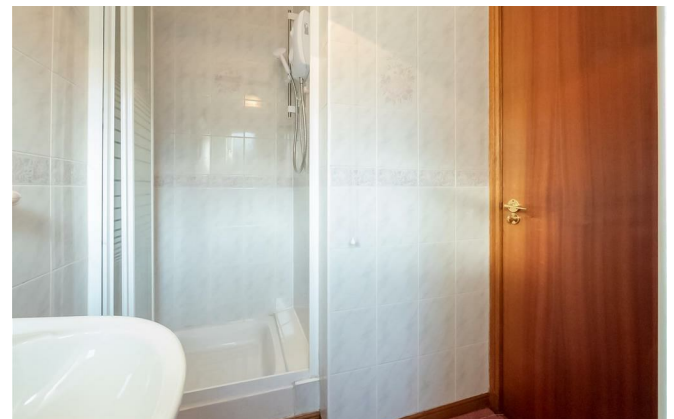
Location

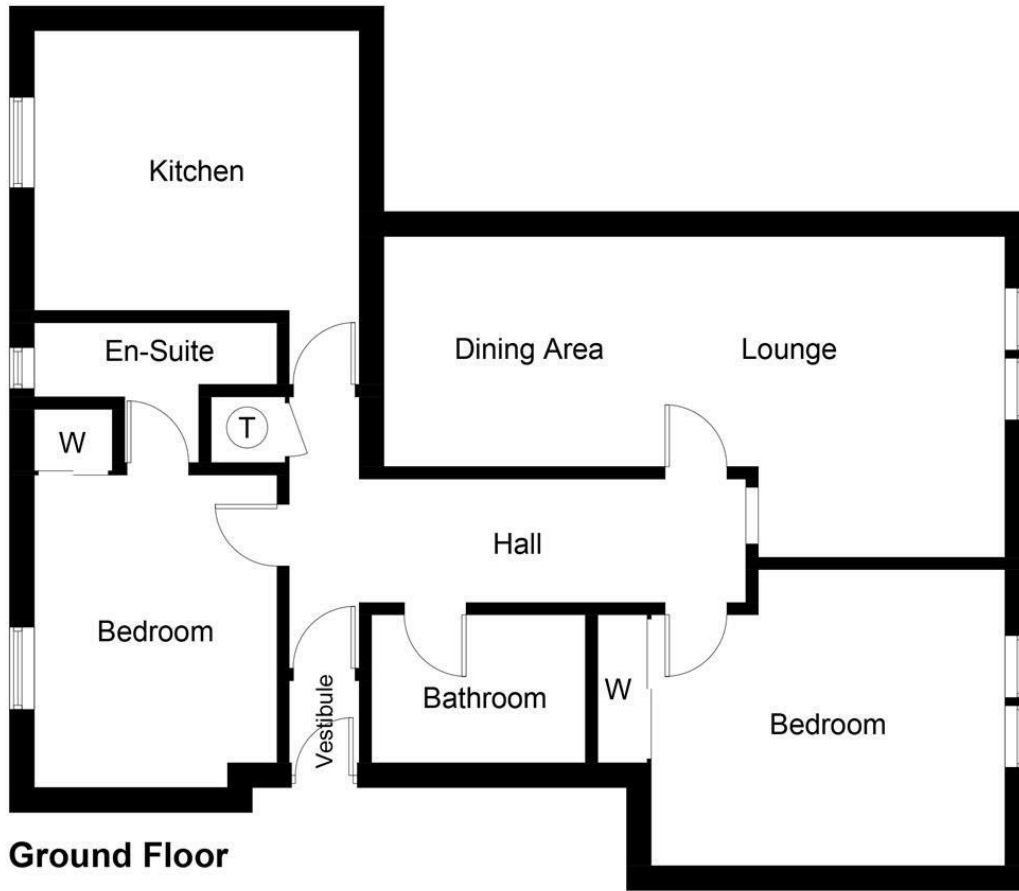
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.





- 2 Double Bedrooms
- Sought-After Residential Location
- Master Bedroom has En- Suite
- Allocated Parking Space
- Bright and Spacious





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(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			
(69-80) C			
(55-68) D		55	68
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	