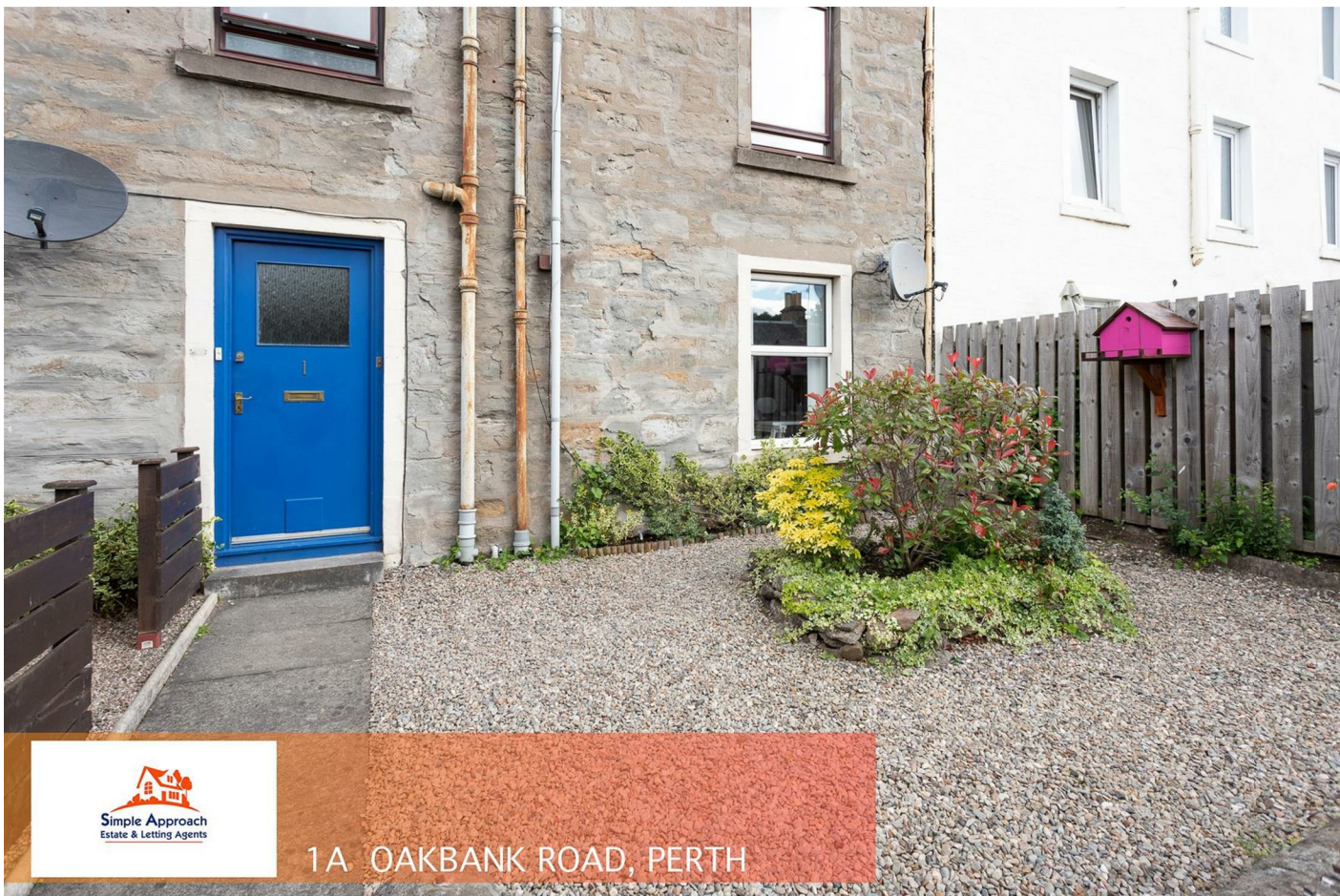


Simple Approach



1A OAKBANK ROAD, PERTH



**1a Oakbank Road, Perth
Perthshire PH1 1BG**

Offers over £78,000

Simple Approach are pleased to welcome this spacious and well-presented ground floor flat on Oakbank Road to the residential market. Set within the heart of the ever popular Oakbank Area in Perth, this property is ideally situated for quick access into the City Centre, as well as being within walking distance of local amenities such as shops, restaurants and two reputable Primary Schools. Boasting sought-after features such as gas central heating, double glazing, fully fitted modern bathroom and a private back garden. This superb property lends itself to a wide range of buyers looking for a spacious apartment set across one accessible ground floor, ideal for young professionals or someone looking for a great investment and seeking easy and modern living in a desirable residential location. Viewing is essential and is highly recommended to appreciate the full package on offer.

Living Room

11'8" x 13'3" (3.57 x 4.06)

Bathroom

9'4" x 4'11" (2.85 x 1.50)

Kitchen

6'10" x 7'4" (2.09 x 2.24)

Bedroom

11'0" x 9'7" (3.36 x 2.93)

External

This property benefits from a large back garden with an area of grass and a perfect dining area in the summer evenings. This property also comes with an enclosed front garden.

Location

This part of Oakbank Road is down a one way street,

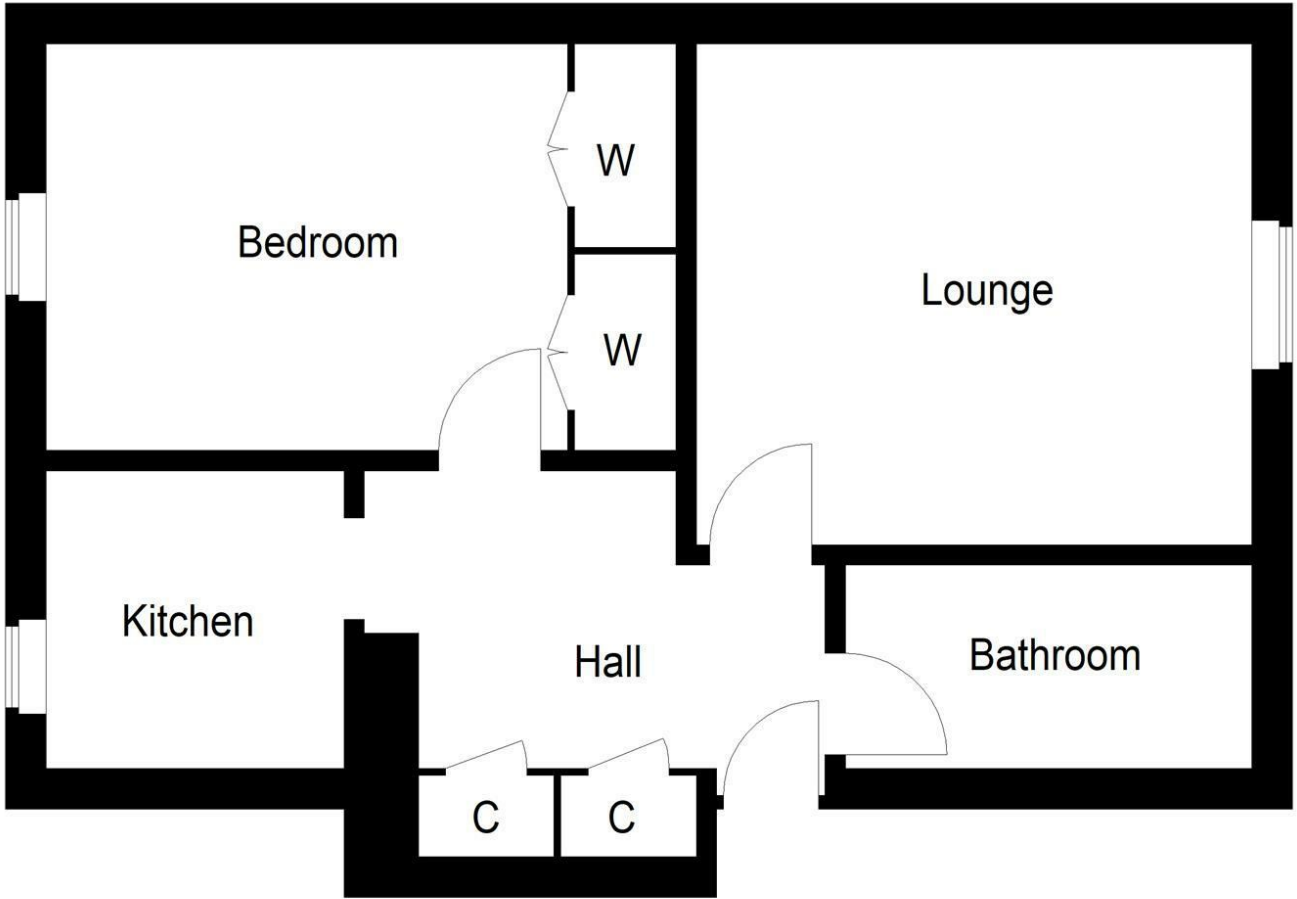
meaning very little traffic comes down. This house is in the catchment area for Oakbank, Viewlands, The High school and The Academy. Very close to the train station and of course Broxden roundabout. Perfect for commuting.





- Great Sought After Location
- Ideal for a First Time Buyer or an Investment Opportunity
- Close To All Amenities
- Spacious One Bedroom Apartment
- Gas Central Heating & Double Glazing
- Close to The Broxden Roundabout For All Commuting Destinations





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	74	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		