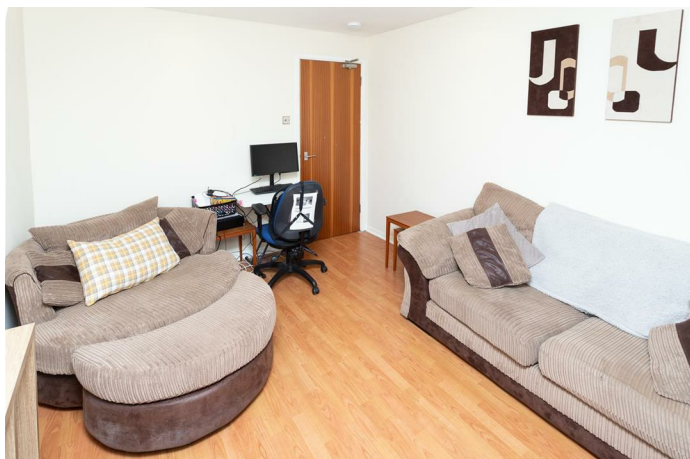


Simple Approach



**31 Grampian Court Crieff Road, Perth  
Perthshire PH1 2ST**

**Offers over £27,500**

Simple Approach are pleased to welcome this spacious one bedroom apartment on Grampian Court to the residential market. Sold as a half-share, this property is the perfect purchase for any first time buyer looking to get onto the property ladder and is looking for a generously proportioned and well presented property to start off with. This property is also very well suited to a buyer who would like to downsize. Set just off the Crieff Road in Perth, this property could not be better situated for its locality to the City Centre as well as to the University of the Highlands & Islands and a nearby Supermarket just minutes away. Boasting sought-after features such as secure entry, good sized kitchen with ample room for a dining table, two large double bedrooms with built in storage, bathroom with shower over bath facility and residential car parking. Buyers are offered a fantastic opportunity to purchase a home offering all the benefits of modern living within an accessible location within Perth, which only viewing will confirm.

**Livingroom**

10'1" x 12'1" (3.09 x 3.69)

**Bedroom**

10'9" x 11'8" (3.30 x 3.57)

**Bathroom**

10'3" x 4'3" (3.13 x 1.31)

**Kitchen**

10'3" x 8'9" (3.13 x 2.67)

**Location**

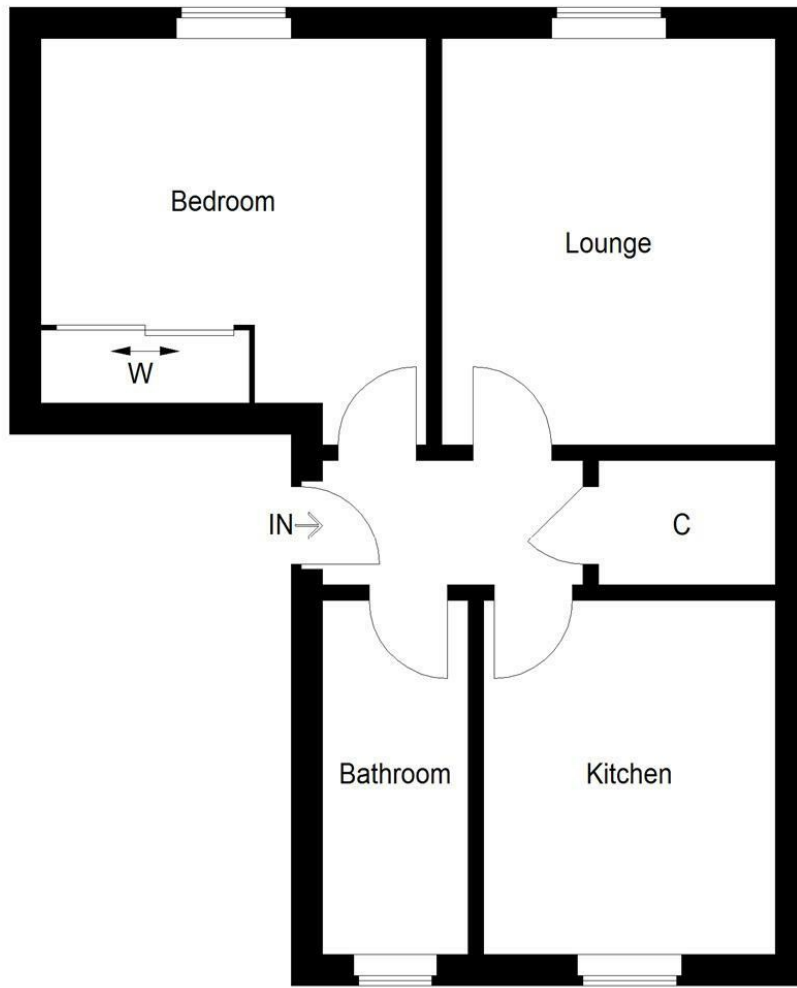
This property could not be better situated local to nearby amenities including all businesses and shops found in the Inveralmond Industrial Estate, as well as being a short drive away from a Tesco Supermarket on Crieff Road and Farmfoods set just seconds away.





- Affordable Great First Time Purchase
- Half-Share Apartment
- Residential Car Parking
- Double Glazing
- Great Over-View Of Perth
- Sought-After Area In Perth
- Close To All Amenities





Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		69	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	