

Simple Approach



**33 Priory Place, Perth
Perthshire PH2 0EA**

Offers over £153,000

Simple Approach are delighted to welcome this modern and very well presented Two Bedroom Ground Floor Apartment on Priory Place in Craigie to the residential market. This unique property comprises of two large double bedrooms, a bright spacious lounge with traditional high ceilings, modern kitchen, bathroom with shower over bath facility and an extension to rear with views out to the garden. The master bedroom is fitted with two double built in wardrobes perfect for clothes lovers and storage. This property benefits from its great location, double glazing and gas central heating. Priory Place would be the ideal home for any first time buyers or clients looking to downsize to an immaculate modern spacious ground floor apartment. This property has a beautifully maintained rear garden and private parking to the front. Only a viewing can confirm what is on offer here at this stunning property.

Lounge

11'5" x 12'5" (3.48 x 3.81)

Kitchen

7'0" x 9'7" (2.14 x 2.94)

Bedroom 1 (Master)

11'3" x 7'6" (3.44 x 2.29)

Bedroom 2

11'1" x 6'11" (3.40 x 2.11)

Bathroom

6'0" x 6'7" (1.85 x 2.02)

Sunroom

10'0" x 13'3" (3.06 x 4.06)

W/C

4'0" x 3'0" (1.24 x 0.92)

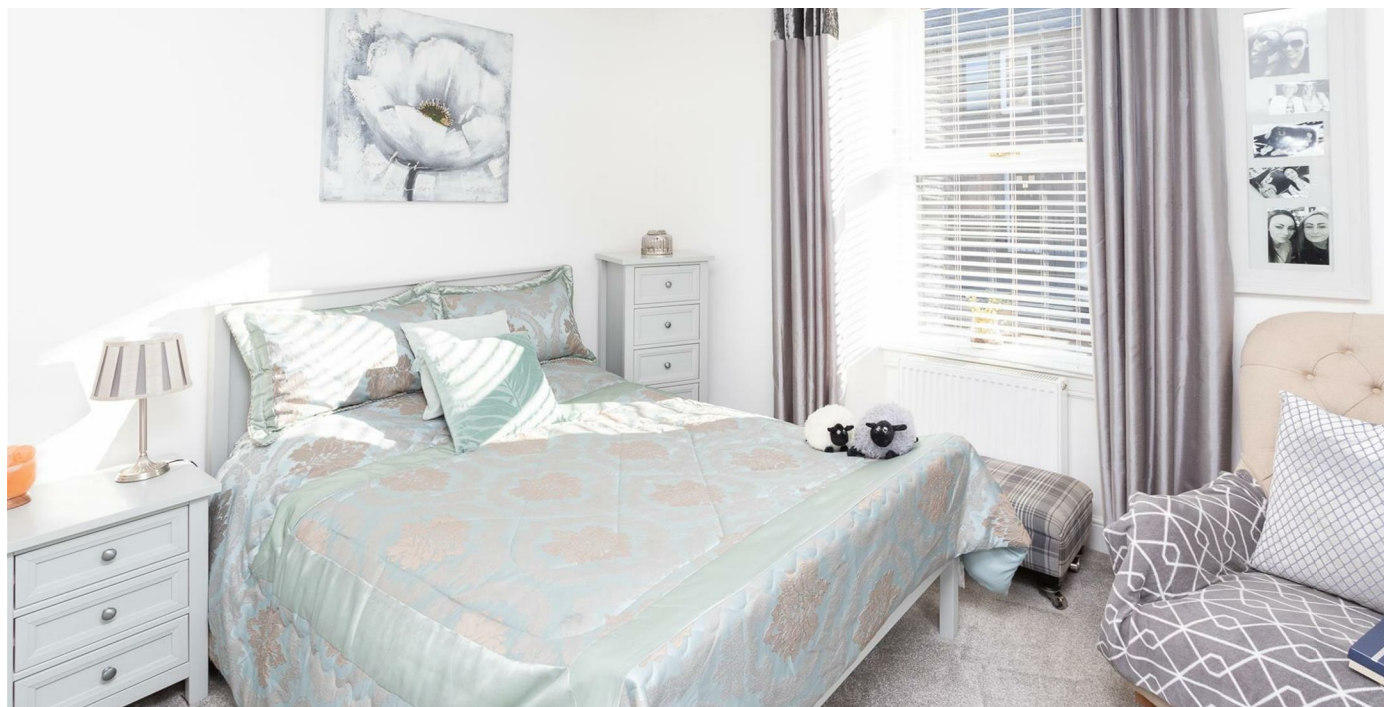
External

Externally this property benefits from a fully enclosed family garden to the rear, which has been beautifully maintained and private parking to the front.

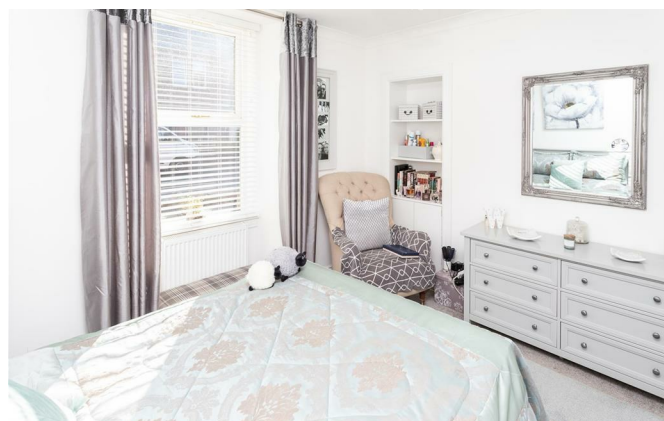
Location

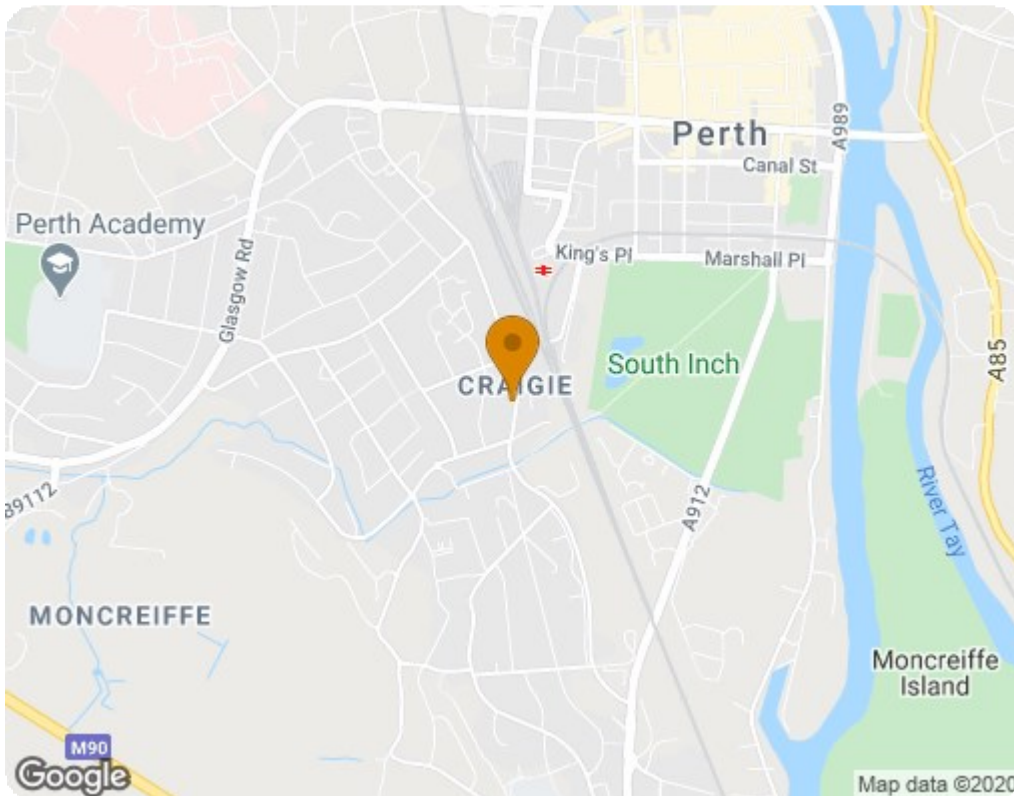
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. For the commuter, Perth Bus & Train Stations are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





- 2 large Double Bedrooms
- Move-in Condition Throughout
- Sunroom Extension to The Rear
- Enclosed Private Garden to The Rear
- Sought- After Location
- Finished to The Highest Standard
- Private Parking Available
- Close to All Local Amenities
- Stone Built with Traditional Features Throughout





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	78
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	64	79
EU Directive 2002/91/EC		
Scotland		