

Simple Approach



**19b Cluny Terrace, Perth
Perthshire PH1 2HW**

Offers over £89,950

Simple Approach are pleased to welcome this ideal first time buy that is this spacious ground floor flat on Cluny Terrace to the residential market. Set within the heart of the ever popular area of Letham this property benefits from countless amenities, good schooling and regular bus routes to and from Perth City Centre. The property comprises a spacious lounge, a modern fitted kitchen, two double bedrooms and a family bathroom with shower over bath facility. This property lends itself to a number of buyers due to its massive potential, size and sought-after location but would perhaps be best suited to a first time buyer or buy-to-let investor. Viewing is essential to appreciate the full package on offer.

Kitchen

8'11" x 7'5" (2.73 x 2.28)

Lounge

16'9" x 10'6" (5.11 x 3.21)

Entrance Hallway

22'6" x 2'11" (6.86 x 0.91)

Bathroom

6'0" x 5'1" (1.83 x 1.55)

Bedroom 1

13'6" x 10'6" (4.12 x 3.21)

Bedroom 2

11'6" x 10'5" (3.51 x 3.20)

External

Externally this property offers a private driveway to the

front. To the rear there is a large private garden space. This garden is mostly laid to lawn with a large patio area at the top of the garden. Large store on the ground floor level of the close perfect for bikes lawnmowers and alike.

Location

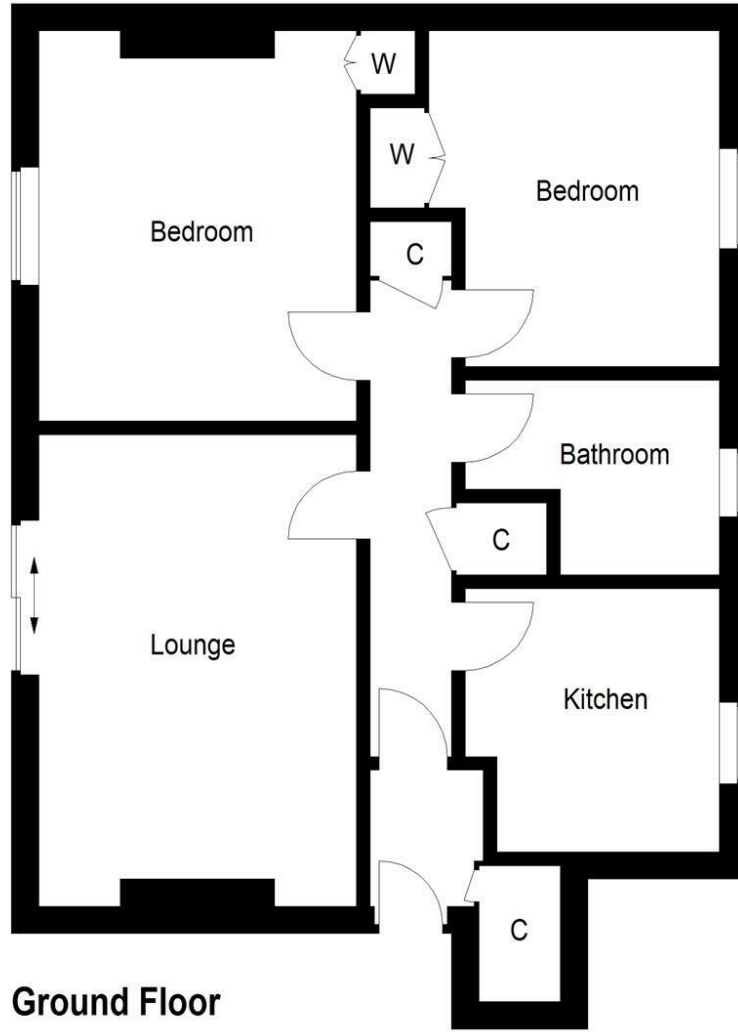
Letham is sought-after for its locality to nearby shops, reputable schools and to Perth City Centre being just minutes away via car or regular bus route. Both Inveralmond and Broxden Roundabout are within easy reach, providing quick links to larger cities such as Dundee, Edinburgh and the Central Belt- ideal for the commuter.





- Private Driveway
- Gas Central Heating & Double Glazing
- Great Residential Location
- Immaculate Move In Condition
- Close To All Local Amenities
- Private Back Garden and Communal Private Storage





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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			
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(81-91) B			
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