

Simple Approach



**2 Carnegie Place, Perth
Perthshire PH1 5EB**

Offers over £107,000

Simple Approach are delighted to welcome this spacious and well presented Ground Floor Flat on Carnegie Place to the residential market. Set in the heart of the ever popular area of Muirton this ideal first time purchase comes to the market in great condition throughout, comprising; a warm and welcoming hallway through to a bright, front-facing lounge, a stylish fitted kitchen with ample space for dining, two double bedrooms and a fully fitted bathroom with an electric shower over bath facility. This property is ideally situated to take advantage of nearby amenities such as shops, post office and reputable schooling all within walking distance, as well as further amenities found at Inveralmond Industrial Estate and Perth City Centre found just minutes away in either direction. This property has been well-maintained by the present owner with fresh, tasteful decoration, bathroom and fully fitted kitchen all on offer to the purchaser. Boasting sought-after features such as gas central heating double glazing, a well-maintained garden to the rear and a large garden to the front of the property which offers a wide range of amenities and is the perfect purchase for any first time buyer, growing family or investor looking for a well placed, home in a great location. The property is situated in a locality to nearby amenities such as a shop, a reputable primary school, The Grammar School and St. Johns to name just a few. There are regular bus routes that come within walking distance of this property for quick access to and from Perth City Centre and the Inveralmond Roundabout is just a few minutes drive away for quick routes into Inverness, Edinburgh, Dundee and the Central Belt, ideal for the commuter.

Lounge

14'9" x 11'10" (4.51 x 3.66)

Bedroom

12'8" x 13'6" (3.87 x 4.12)

Bedroom

12'4" x 9'3" (3.78 x 2.82)

Bathroom

6'9" x 5'10" (2.08 x 1.78)

Entrance Hallway

13'1" x 3'2" (4.01 x 0.97)

Location

Set within the the heart of Muirton this property could not





- Two Bedroom Ground Floor Flat
- Great Sought After Location
- Large Front Garden
- Move In Condition
- Gas Central Heating & Double Glazing
- Private Back Garden
- Ideal First Time Purchase



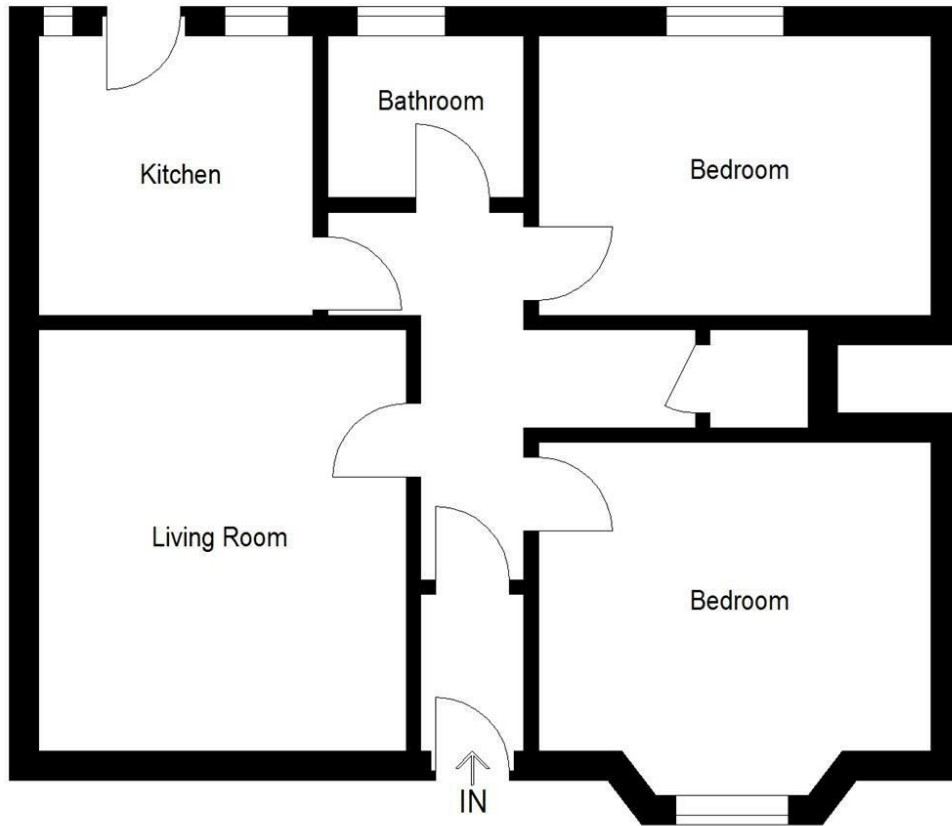


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
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Scotland		