

Simple Approach



89D Needless Road, Perth
Perthshire PH2 0LD

Offers over £119,950

Simple Approach are excited to welcome to the market this great two bedroom first floor flat in the highly sought after area of Craigie. Set on Needless Road, this property could not be better located for its quick access to the City Centre of Perth with further amenities such as shops, restaurants and schools situated nearby. This property is in move-in condition throughout, comprising a bright and spacious lounge with beautiful bay window to the front, a modern kitchen with integrated oven and gas hob, two double bedrooms and a stylish bathroom with shower over bath facility- an ideal purchase for any buyer looking for a well-located, modern home with spacious accommodation across one accessible floor. Boasting sought-after features such as gas central heating, double glazing and a communal back garden, this property lends itself to a wide range of buyers including first time buyers or growing families, which only viewing will confirm.

Lounge

11'8" x 17'9" (3.56 x 5.43)

Kitchen

6'0" x 8'6" x 13'10" (1.84 x 2.61 x 4.22)

Bedroom

9'1" x 13'5" (2.77 x 4.10)

Bedroom 2

13'8" x 7'6" (4.19 x 2.30)

Bathroom

6'8" x 4'3" (2.05 x 1.31)

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.

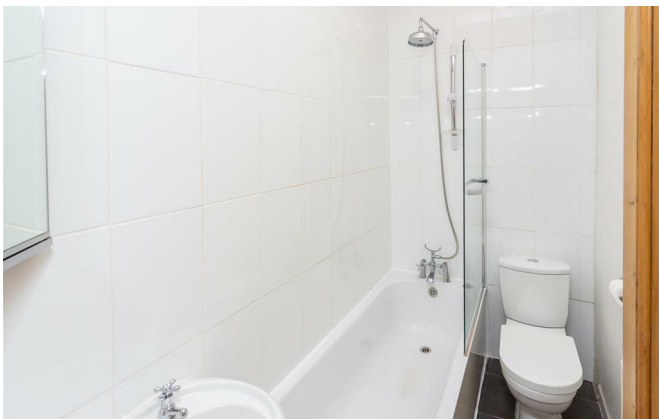
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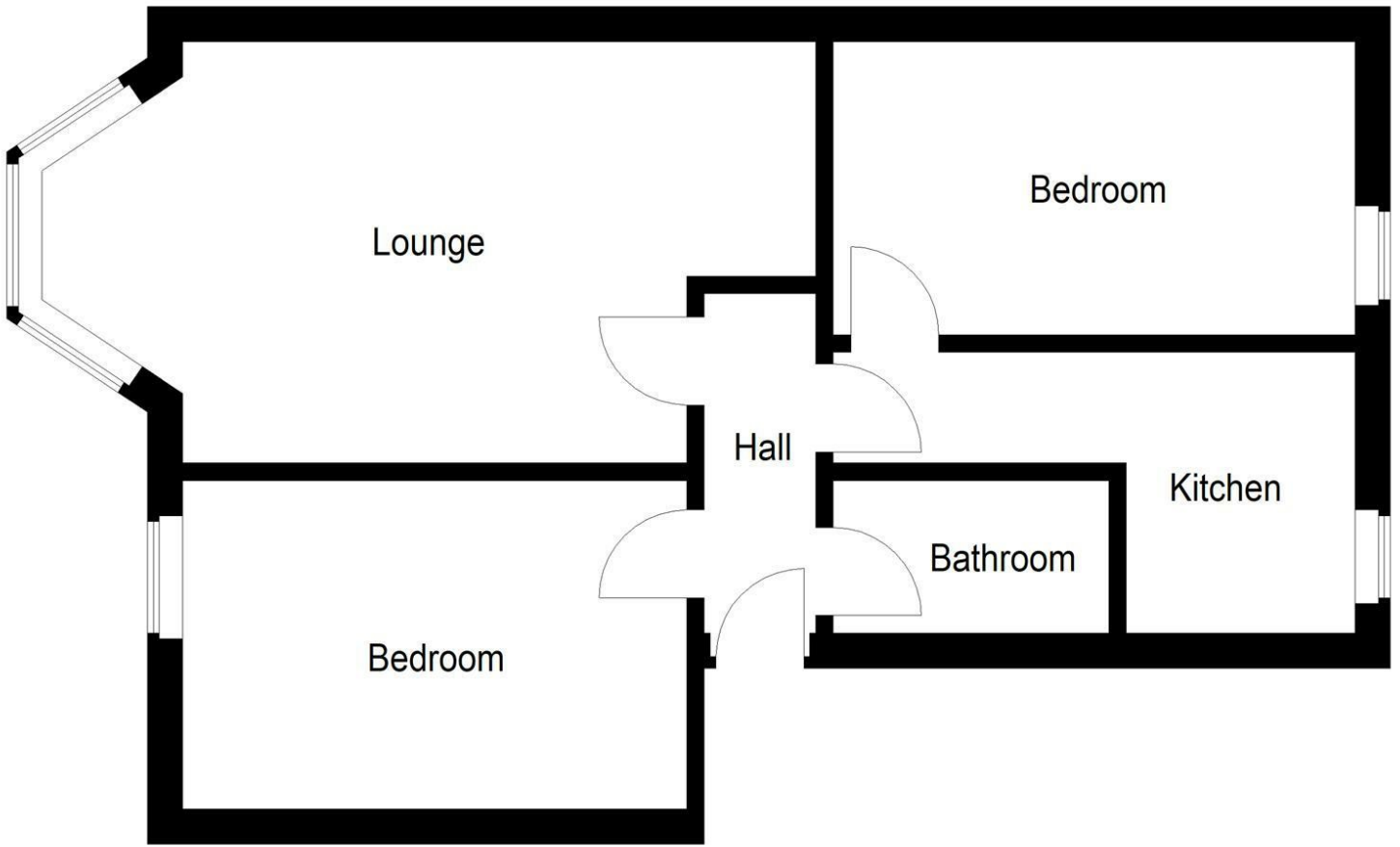
Externally this property benefits a section of ground immediately to the back of the property as well as a communal drying green, With ample on street parking to the front.





- Two Bedroom, First Floor Flat
- Gas Central Heating and Double Glazing
- Private and Communal Garden
- On Street Parking
- Sought After Craige Location





First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	64	78
EU Directive 2002/91/EC		