

Simple Approach



**7 Flat 10 Campbell Buildings Dunkeld Road, Perth  
Perthshire PH1 5RF**

**Offers over £84,000**

Simple Approach are delighted to welcome this spacious and well presented first floor flat on Dunkeld Road to the residential market. This lovely home has good sized accommodation throughout and comprises a spacious lounge, modern kitchen, two generous bedrooms and a stylish bathroom with shower over bath facility. Boasting sought-after features such as gas central heating, double glazing and communal garden space this executive flat offers all of the modern benefits of a family home without compromising locality to nearby shops, restaurants and the close proximity to a vibrant city centre. Set off one of the main arteries on the outskirts of the City Centre of Perth this property is ideally placed to take advantage of all amenities found on the High Street just minutes away and could not be better located for its close proximity to both Perth Train & Bus Stations- ideal for the commuter. Due to the overall space and excellent location this property lends itself to a wide range of buyers and would be the perfect purchase for any first time buyer or buy to let investor.

**Lounge**

13'7" x 15'7" (4.16 x 4.76)

**Kitchen**

11'1" x 6'3" (3.39 x 1.92)

**Bedroom**

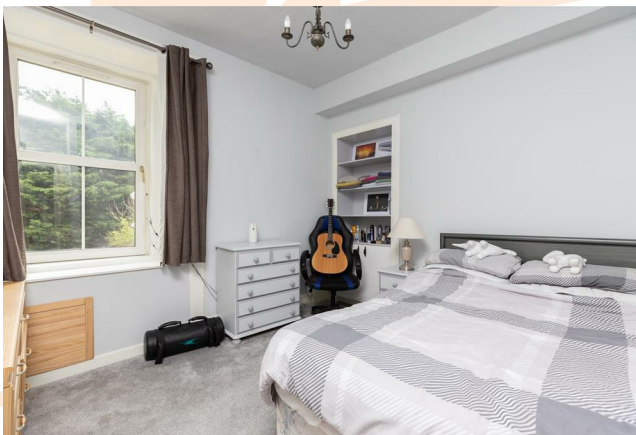
10'0" x 10'8" (3.06 x 3.27)

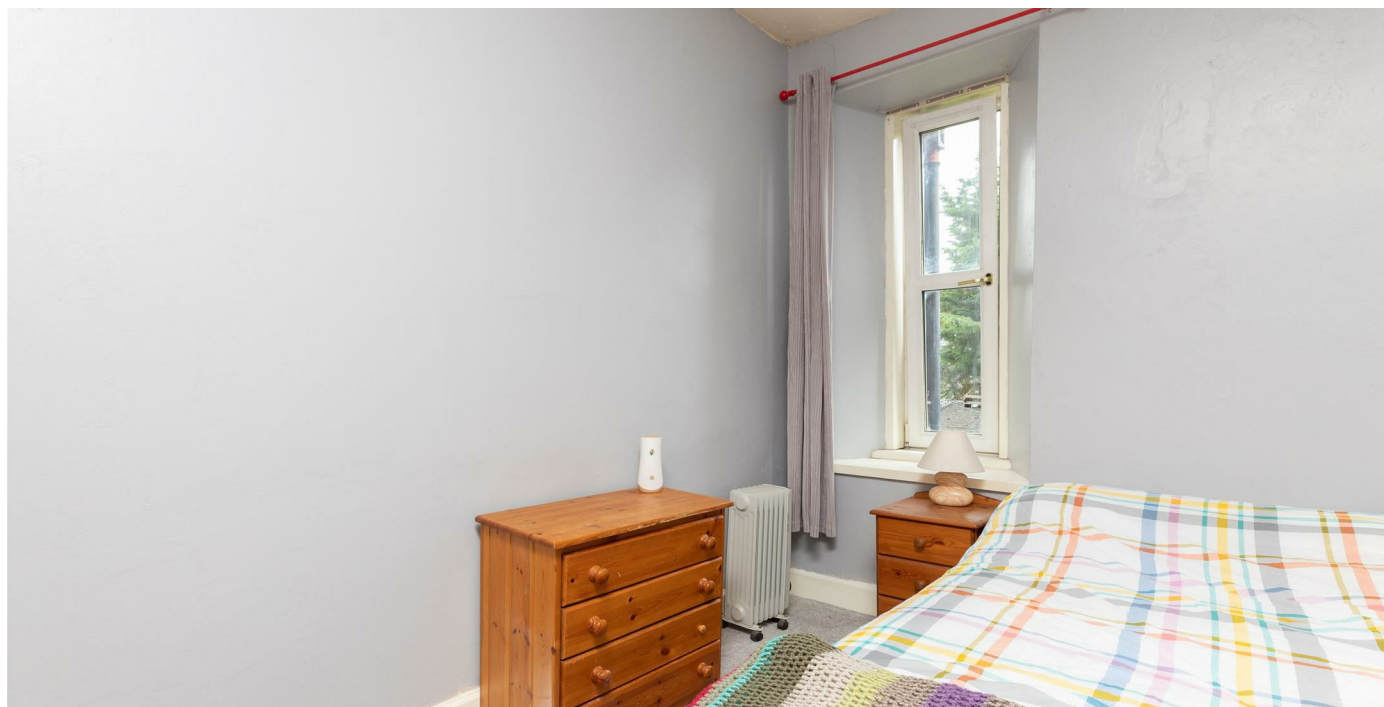
**Bedroom**

7'1" x 11'11" (2.17 x 3.65)

**Bathroom**

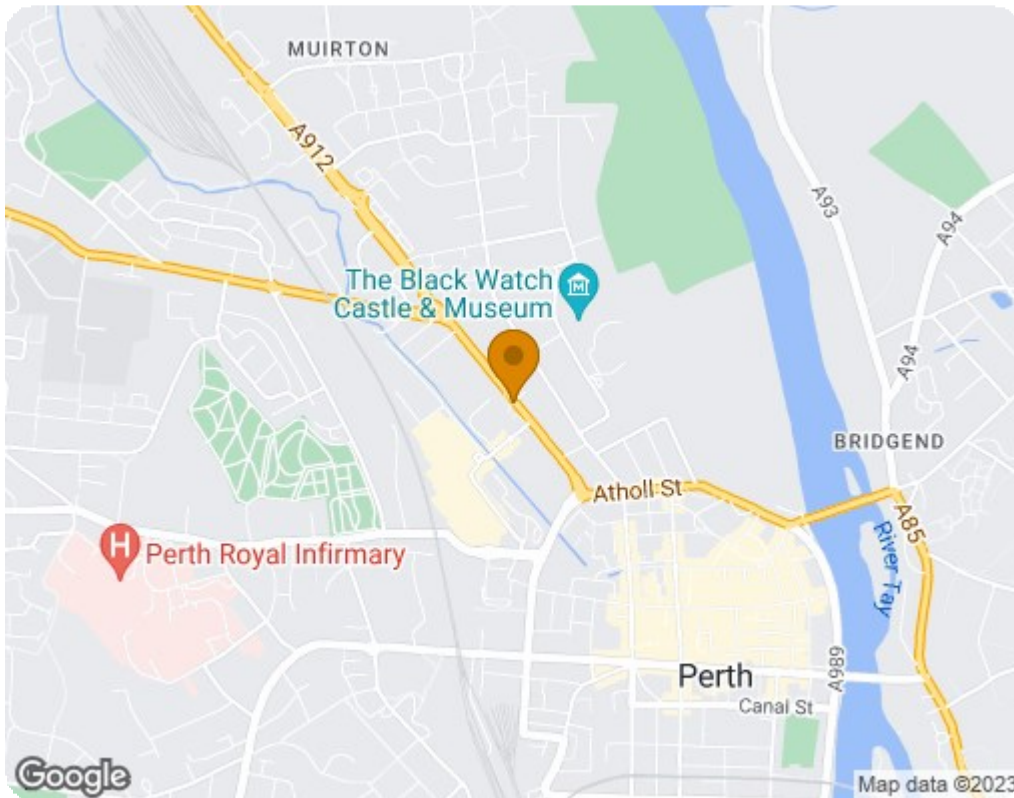
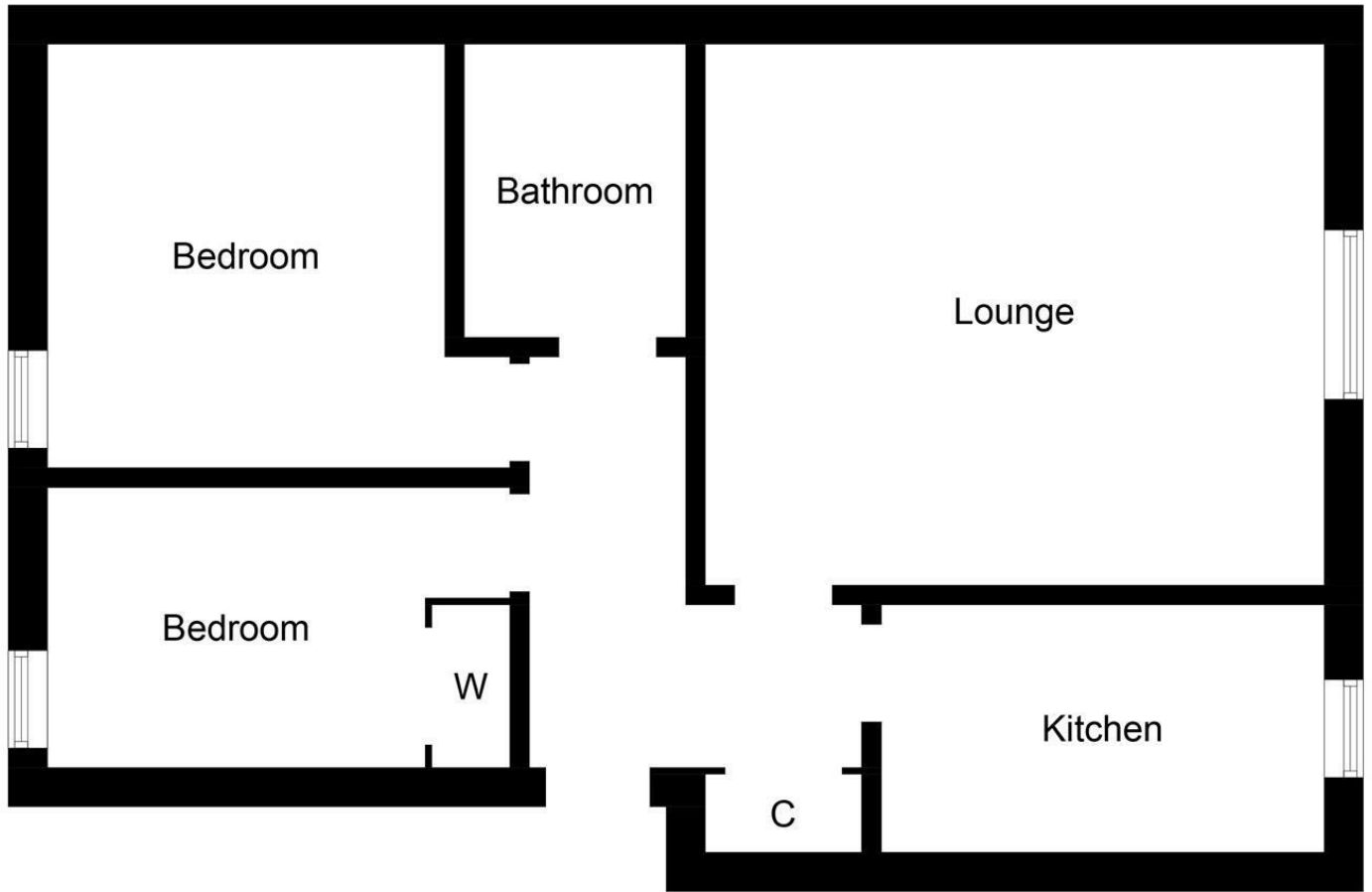
7'3" x 5'6" (2.22 x 1.69)





- Two Bedroom First Floor Flat
- Close To All Local Amenities
- Bright And Spacious Accommodation
- Gas Central Heating And Double Glazing
- Excellent Move In Condition
- Modern Kitchen





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC