

Simple Approach



Estate Agents



**6 Glover Court, Perth  
Perthshire PH2 0UA**

**Offers over £168,995**

Simple Approach are pleased to welcome this very well presented maisonette flat to the Perthshire residential market. Set within the highly sought after location of Craigie, the property is conveniently placed for access to good local amenities including city centre shopping, schooling, parklands and rail station. This flat offers ample living space and modern interior throughout, comprising across the ground floor; a bright a spacious lounge, a modern fitted kitchen with ample space for dining and a downstairs WC. Upstairs the property enjoys three generous bedrooms all with ample fitted wardrobe space and chic family bathroom with stunning free standing bath feature. Glover Court boasts desirable modern comforts such as double glazing, electric panel heating and being just a short walk away to all local amenities. Simple Approach highly recommend viewing to appreciate the location and accommodation on offer.

**Lounge**

15'7" x 14'2" (4.76 x 4.33)

**Kitchen**

11'8" x 10'8" (3.57 x 3.27)

**w/c**

2'11" x 4'1" (0.91 x 1.26)

**Bedroom**

9'6" x 14'7" (2.92 x 4.45)

**Bedroom**

12'2" x 12'4" (3.73 x 3.77)

**Bedroom**

10'10" x 8'9" (3.31 x 2.69)

**Bathroom**

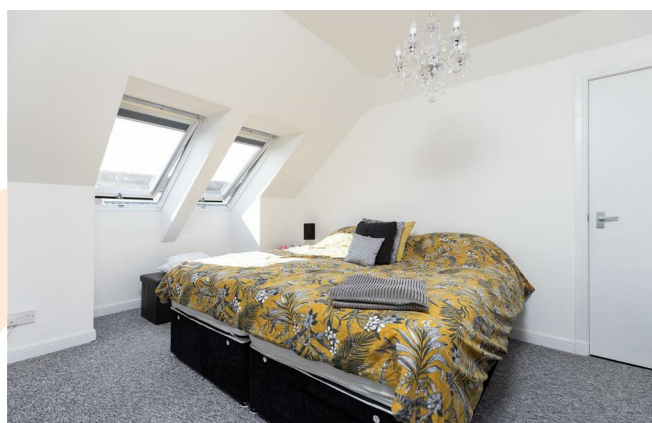
9'10" x 10'7" (3.01 x 3.23)

**Entrance Hallway**

10'6" x 6'2" (3.22 x 1.88)

**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.

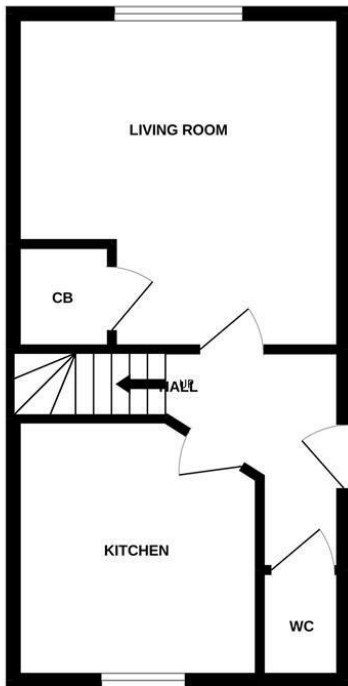




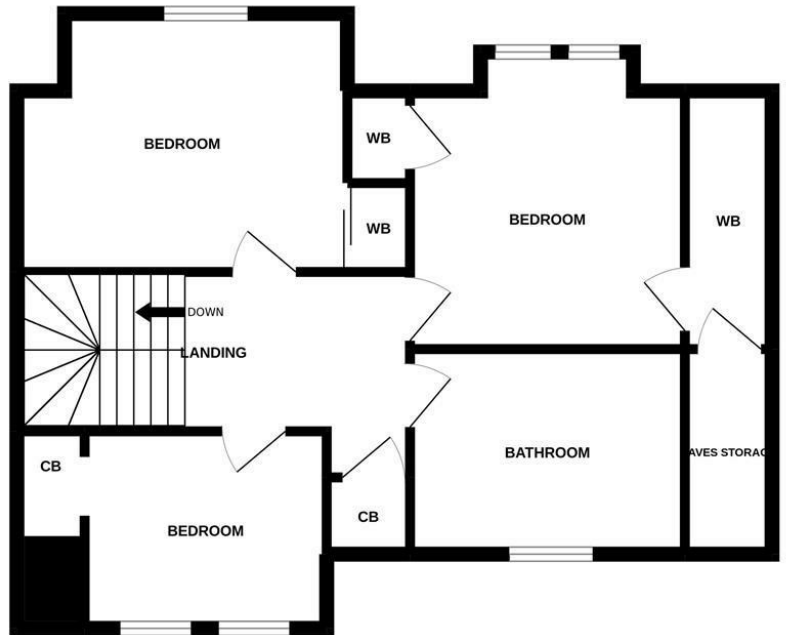
- Very Well Presented Maisonette Flat
- Chic Family Bathroom
- Electric Panel Heating & Double Glazing
- Three Large Bedrooms With Fitted Wardrobes
- Desirable Village Location
- Stylish Interior Throughout
- Modern Fitted Kitchen
- Close To All Local Amenities
- Allocated Car Parking Space



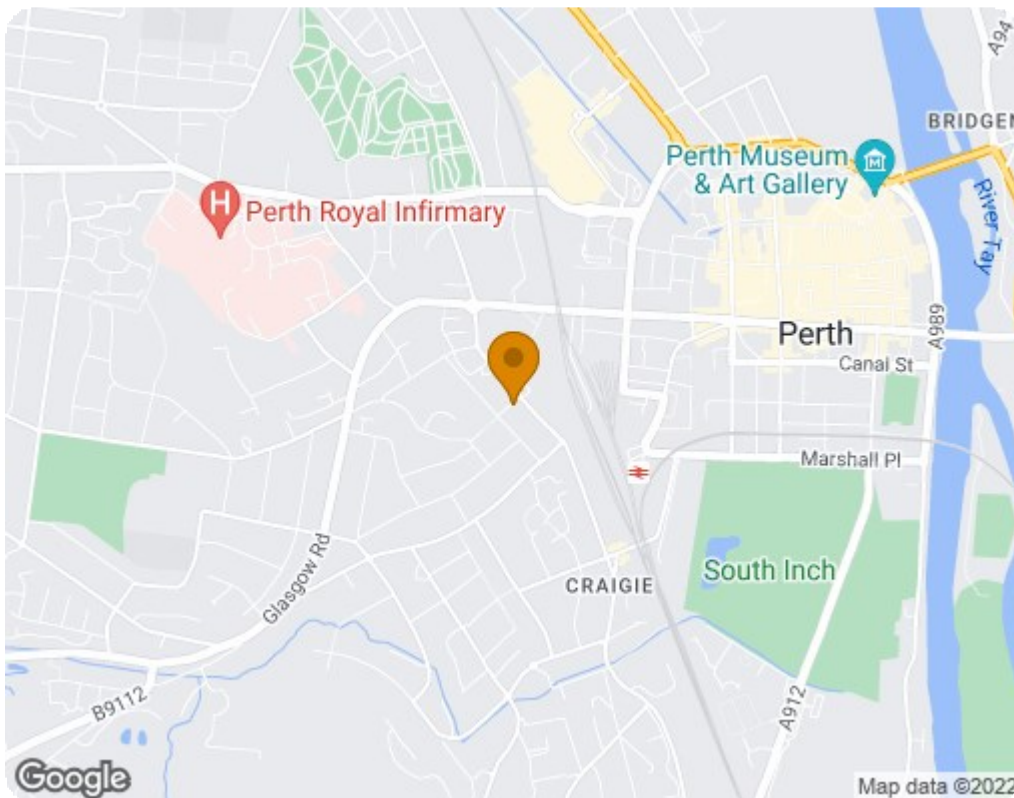
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>75</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | <b>58</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>  |  |                         | <b>58</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | <b>53</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 |           |