

Simple Approach



**6 Mansfield Court, Perth
Perthshire PH2 6UE**

Offers over £138,000

Simple Approach are delighted to welcome this spacious and beautifully presented upper floor flat on Mansfield Court to the residential market. Situated in the ever popular area of Scone this well presented two bedroom property is the perfect purchase for first time buyers and or small family, offering very well proportioned accommodation across one floor. This attractive home comprises a large, front-facing lounge, a modern fitted kitchen with space for appliances, two generous double bedrooms with fitted storage and a fresh white family bathroom with shower over bath facility. This property must be seen to appreciate the stylish accommodation on offer here. This home is ideally placed to take advantage of the local shops, restaurants, primary schools as well as being just a short drive to Perth City Centre and all its amenities and leisure facilities. Externally there is an allocated residential parking place and communal outdoor space, this property will not hang around for long so please call Simple Approach now to get booked in to view on 01738 827864.

Lounge

19'9" x 11'8" (6.04 x 3.58)

Kitchen

8'7" x 7'2" (2.62 x 2.20)

Entrance Hallway

15'10" x 2'8" (4.84 x 0.82)

Bathroom

5'1" x 6'9" (1.57 x 2.07)

Bedroom

9'9" x 9'9" (2.99 x 2.99)

Bedroom

8'8" x 11'8" (2.65 x 3.58)

Location

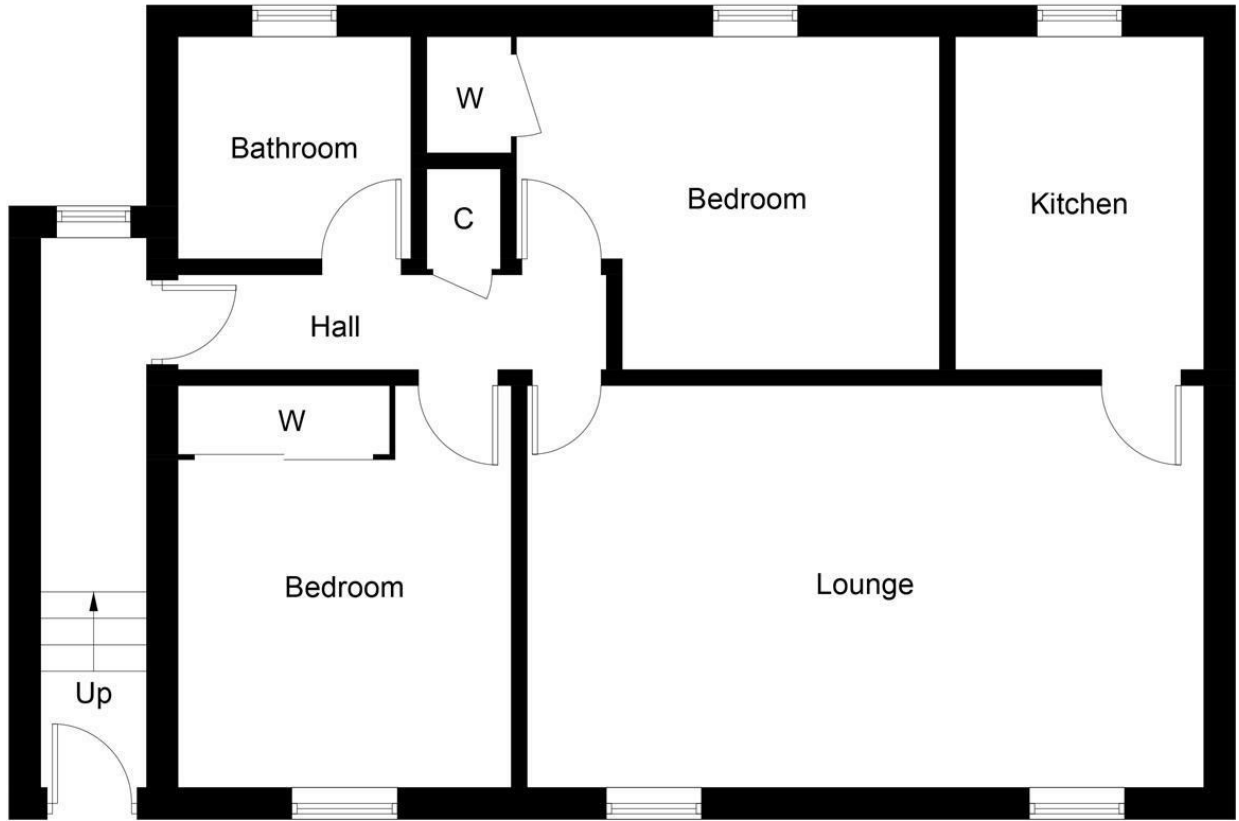
The village of Scone is situated just minutes away from the City Centre of Perth, where there are plenty of High Street amenities such as shops, restaurants and offices. This property is only minutes walk from the Scone Arms, Quarrymill walk, and play parks. The village itself has local shops, co-op, takeaways, petrol station, a reputable Primary School as well as having restaurants and pubs for leisure. Scone is ideally situated for those looking to commute between Perth & Dundee as it has quick access to routes in both directions via the A90. The village itself offers residents the opportunity to be within minutes of a vibrant City Centre without compromising the benefits of a peaceful, semi-rural setting.



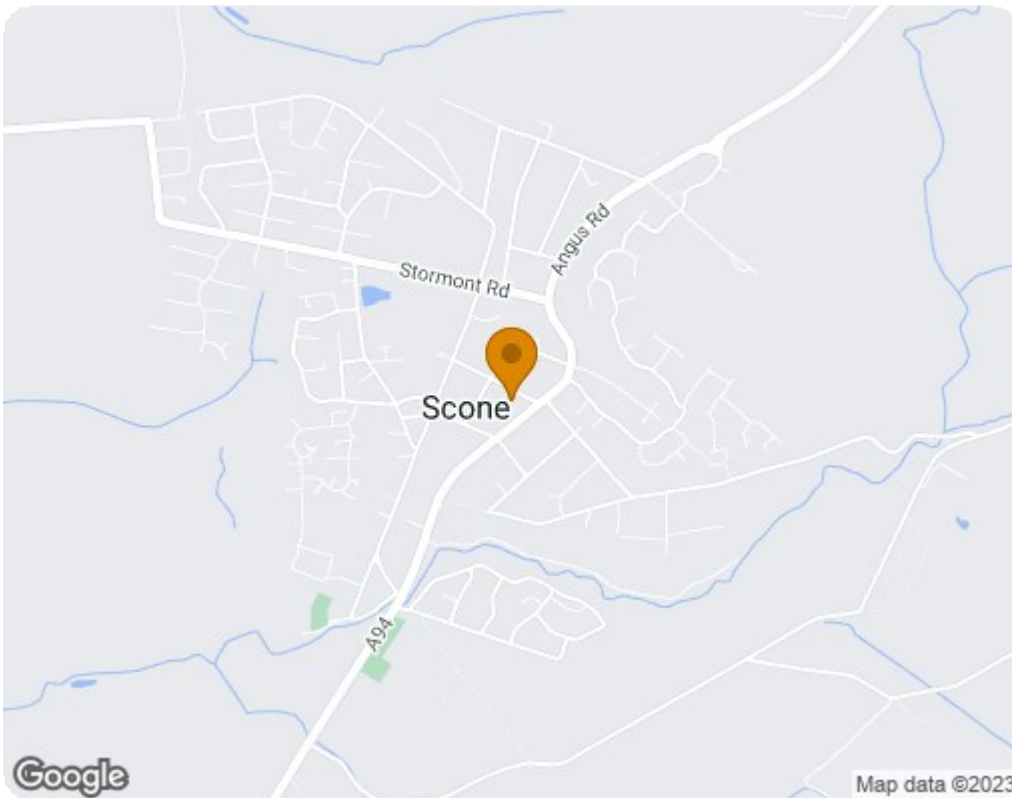


- First Floor Flat
- Spacious Accommodation Throughout
- Two Double Bedrooms With Fitted Storage
- Sought After Location
- Modern Kitchen
- Allocated Parking
- Close To All Local Amenities
- Gas Central Heating And Double Glazing





First Floor



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