

Simple Approach



Estate Agents



**51 Earnbank, Perth
Perthshire PH2 9XA**

Offers over £119,950

Simple Approach are excited to welcome this well presented ground floor flat in Earnbank to the Perthshire market. Forming part of a riverside, cul-de-sac retirement development (50 plus) in Bridge of Earn, this ground-floor flat enjoys generous living space across one accessible level. This stunning home comprises of two double bedrooms with fitted storage, a spacious front facing lounge with large patio doors, fully fitted kitchen and bathroom with separate bath and shower. The Earnbank development presents the perfect setting for retirement and lies conveniently close to local shops, transport links, and scenic green spaces. With large picture windows and patio doors the property is flooded with plentiful natural light throughout the day. Both bedrooms enjoy a tranquil, leafy outlook and incorporate handy built-in storage and conservatory off the second bedroom. This property offers all the living space required for any mature buyer seeking modern, easy living within a reputable retirement complex suited to active seniors. This property also comes with a private garage with electric roller doors benefitting from being the only property within the development to have a private rear garden. Viewing is essential to appreciate the quality of property on offer, as well as the gorgeous surrounding grounds to be taken advantage of that the complex offers.

Entrance Hallway

11'2" x 2'11" (3.41 x 0.90)

Vestibule

2'11" x 3'3" (0.89 x 1.0)

Lounge

14'8" x 11'5" (4.49 x 3.48)

Diningroom

9'10" x 9'1" (3.02 x 2.79)

Garden Room

7'11" x 9'11" (2.43 x 3.03)

Kitchen

9'5" x 7'2" (2.89 x 2.19)

Bedroom

9'10" x 9'5" (3.01 x 2.89)

Bathroom

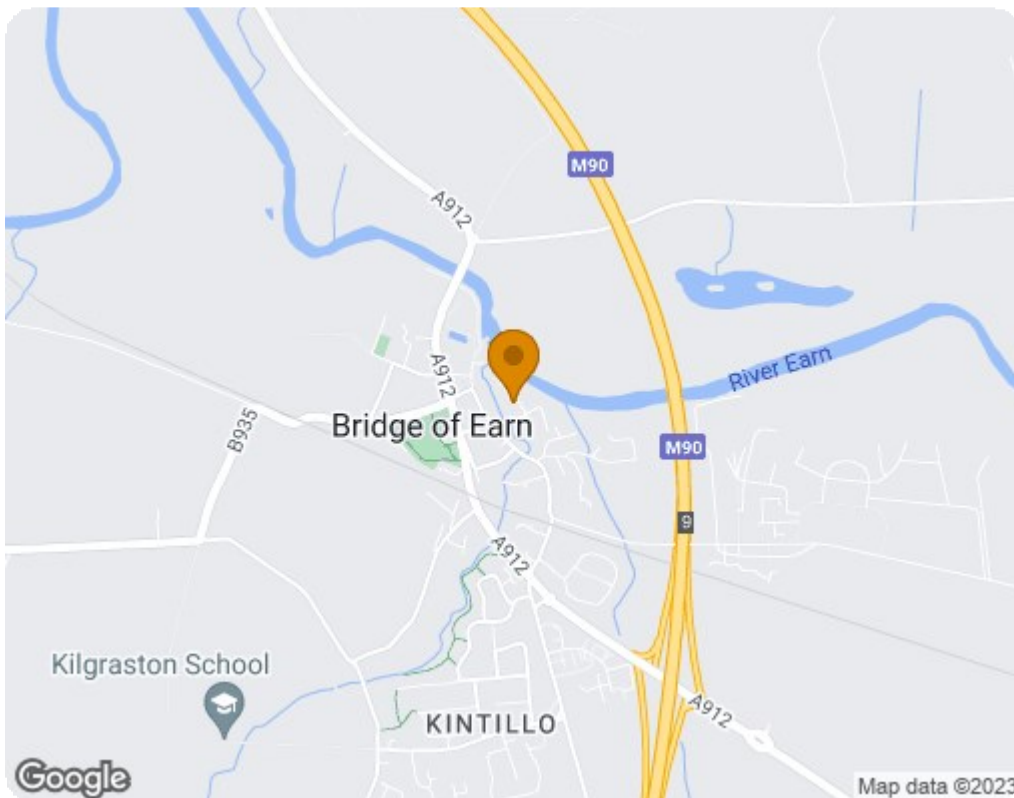
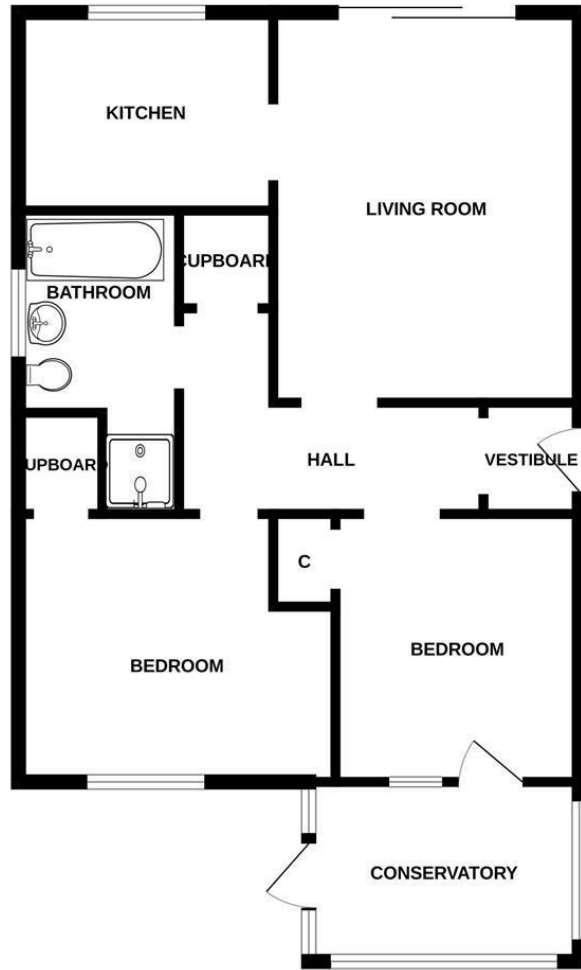
10'4" x 5'10" (3.17 x 1.80)





- Retirement Development
- Spacious Accommodation Throughout
- **Viewings Available To Clients Who Have Sold And Not In a Chain**
- Two Double Bedrooms With Fitted Storage
- Close To All Local Amenities
- Private Rear Garden With Conservatory
- Garage With Electric Roller Door





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	66	74
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	49	62
EU Directive 2002/91/EC		