

Simple Approach



**38 Carnegie Place, Perth
Perthshire PH1 5EB**

Offers over £123,000

Simple Approach are delighted to welcome this spacious and well presented Upper Floor Flat on Carnegie Place to the residential market. Set in the heart of the ever popular area of Muirton this ideal first time purchase comes to the market in great condition throughout, comprising; a warm and welcoming hallway through to a bright, front-facing lounge, a stylish fitted kitchen with ample space for free standing white goods, two double bedrooms with fitted wardrobes and a fully fitted bathroom with separate shower cubicle and bath. This property is ideally situated to take advantage of nearby amenities such as shops, post office and reputable schooling all within walking distance, as well as further amenities found at Inveralmond Industrial Estate and Perth City Centre found just minutes away in either direction. This property has been well-maintained by the present owner with fresh, tasteful decoration boasting sought-after features such as gas central heating and double glazing. Externally there is a well-maintained garden to the rear and ample on street parking which lends itself to a wide range of buyers and is the perfect purchase for any first time buyer, growing family or investor looking for a well-placed home in great condition throughout.

Lounge

12'7" x 14'5" (3.84 x 4.40)

Kitchen

8'10" x 9'1" (2.71 x 2.77)

Bedroom

12'7" x 12'5" (3.86 x 3.80)

Bedroom

12'4" x 9'2" (3.78 x 2.81)

Bathroom

6'7" x 8'8" (2.01 x 2.66)





- Two Bedroom, Upper Villa
- Popular Muirton Location

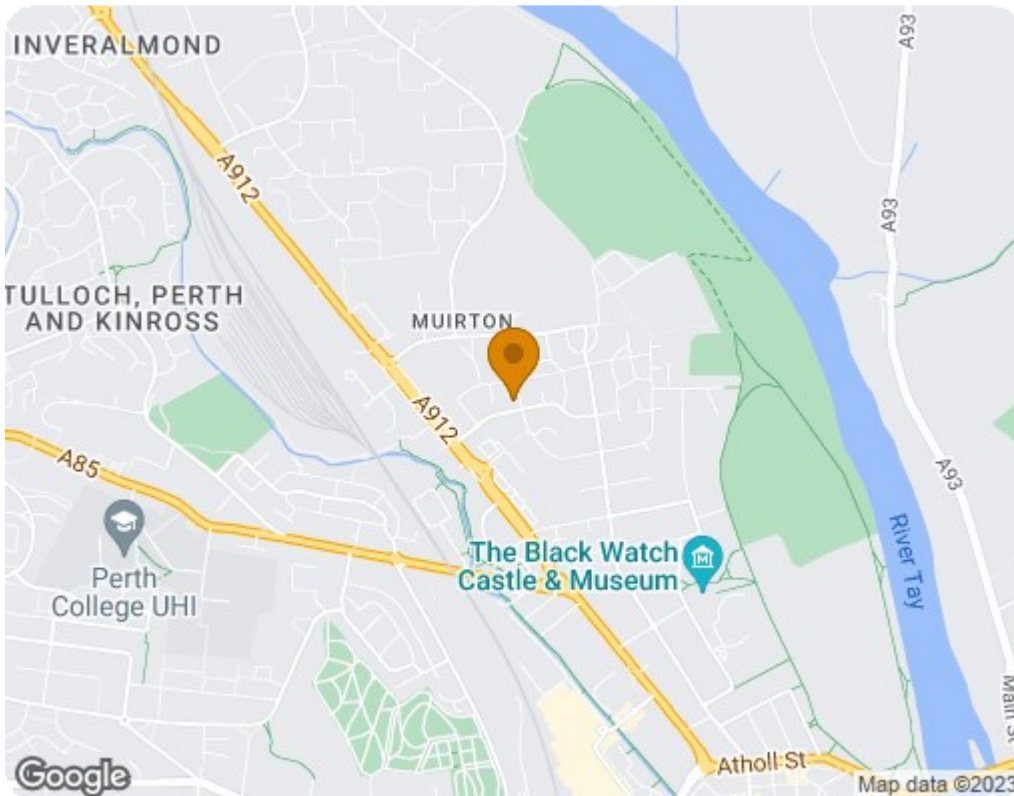
- Well Presented Throughout
- Close To All Local Amenities

- Private Rear Garden
- Bright And Spacious Accommodation





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID943279)



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	42	43
(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		
(55-68) D		
(39-54) E	49	49
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC