

Simple Approach



**G-2 38 Main Street, Perth
PH1 3NJ**

Offers over £62,000

Simple Approach are pleased to welcome this bright ground floor flat on Main Street, Almondbank to the Perthshire residential sales market. Set within the ever desirable village of Almondbank, this lovely property could not be better situated to take advantage of excellent local amenities along with being just a short drive away from Peth City Centre. The accommodation is set across one accessible floor, comprising of; a bright and spacious lounge, good sized kitchen, bathroom and one generous bedroom. The property benefits from modern electric heating, double glazing and ample on street parking available. Main Street lends itself to a wide range of buyers including first time buyers or investors seeking a well located property.

Lounge

10'10" x 11'10" (3.31 x 3.61)

Kitchen

8'7" x 5'3" (2.62 x 1.61)

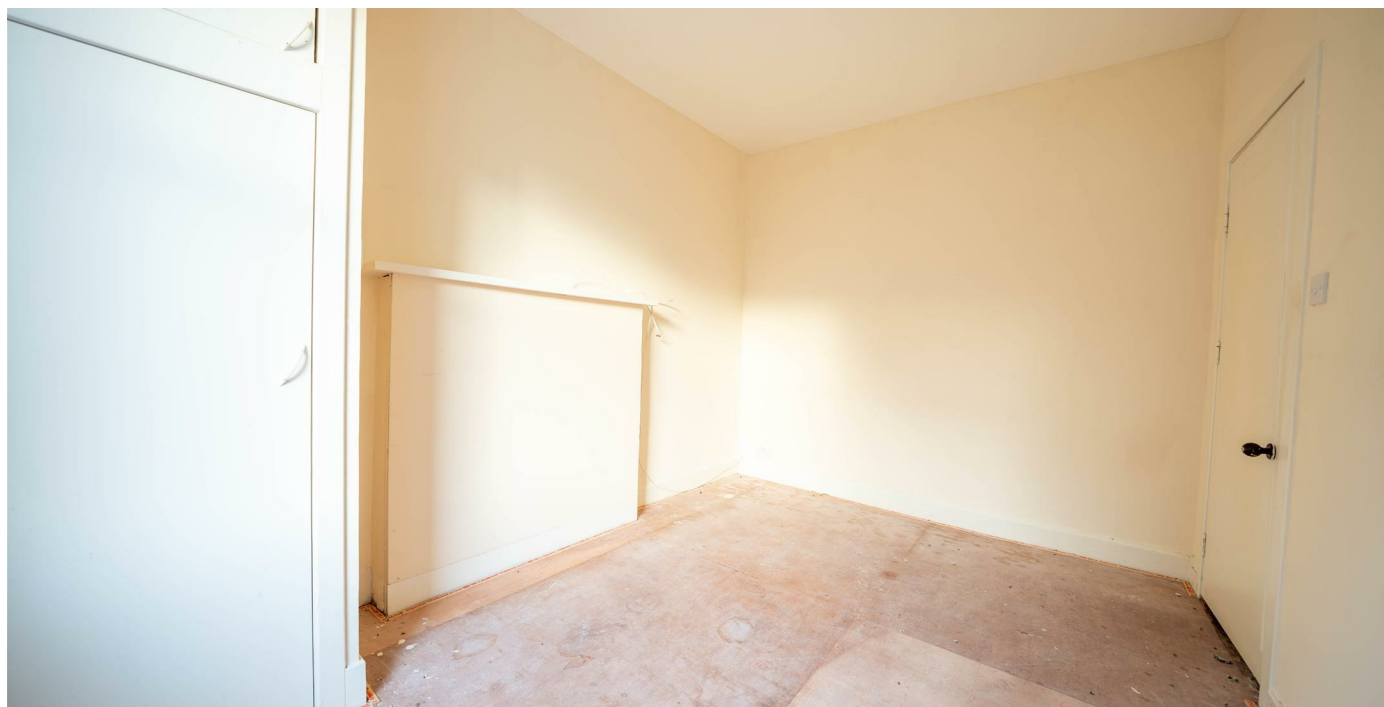
Bedroom

12'10" x 9'4" (3.93 x 2.85)

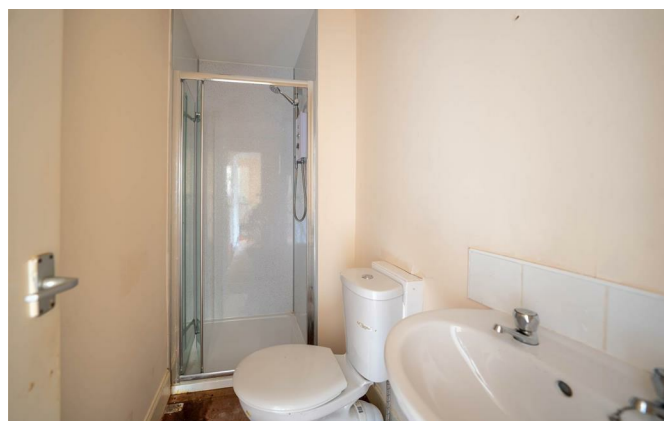
Shower Room

7'9" x 3'9" (2.37 x 1.16)





- Ground Floor Flat
- Electric Heating & Double Glazing
- One Generous Bedroom
- Ample On Street Parking
- Highly Sought After Location
- Ideal For First Time Buyers



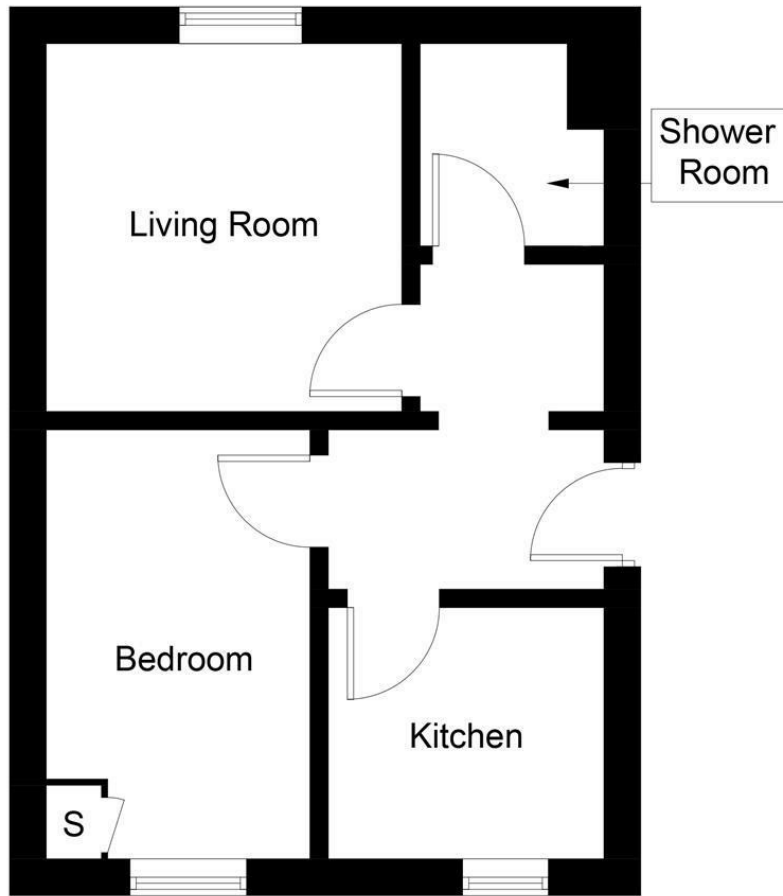
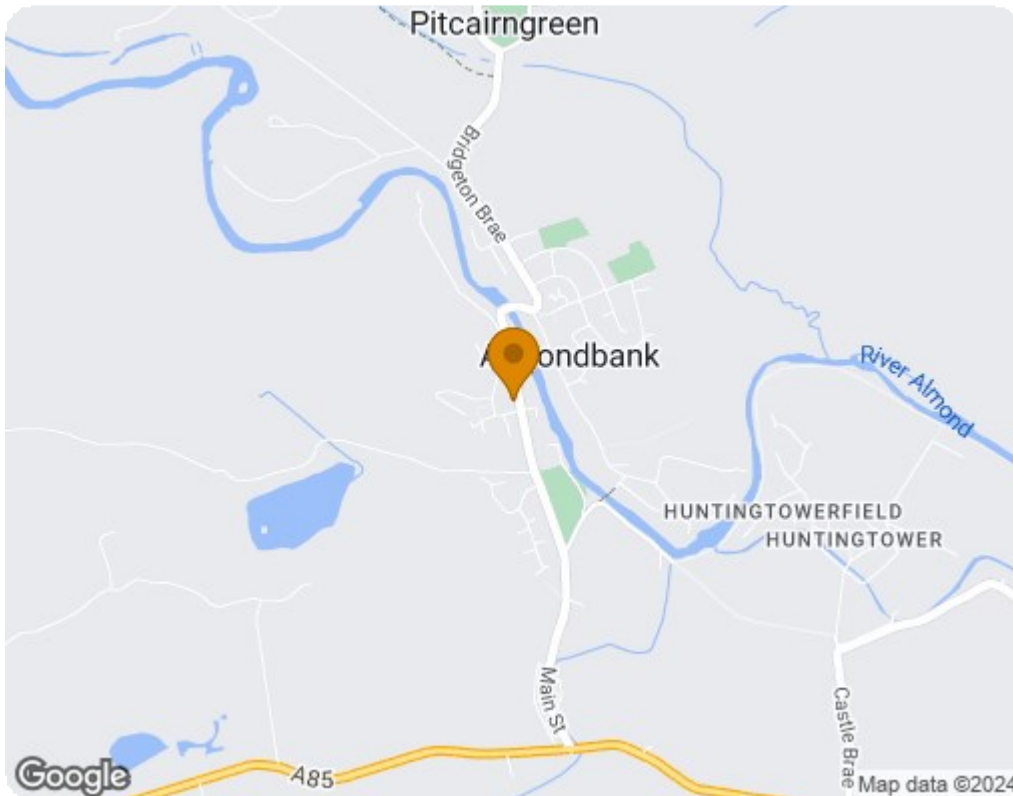


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1051708)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC