

Simple Approach



Estate Agents



Flat 4 Northfield Mews Norlands, Perth

PH2 7QU

Offers over £122,000

Simple Approach are pleased to welcome this beautifully appointed first floor apartment in Errol to the Perthshire residential market. Boasting an attractive and generous open plan lounge/kitchen ideal for entertaining guests, two double bedrooms with useful fitted storage in the Master Bedroom and a fully fitted, modern family bathroom with shower over the bath facility. This is the ideal property for any first time buyer or growing family looking for a move-in condition home in a tranquil village location. Buyers are offered a well-maintained communal garden and private parking within a residential car park, as well a very well kept communal hallway which provides a lovely welcome to the building. Viewing is paramount to appreciate the spacious accommodation and peaceful location on offer here at Northfield Mews.

Lounge

4.39m x 4.72m

Kitchen

3.89m x 4.72m

Master Bedroom

3.38m x 3.56m

Bedroom Two

2.95m x 3.15m

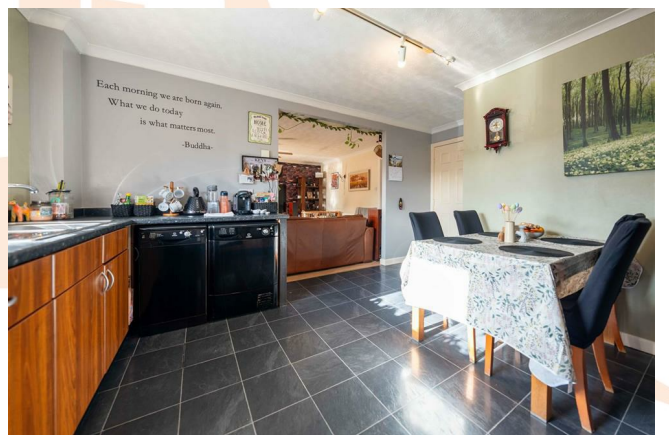
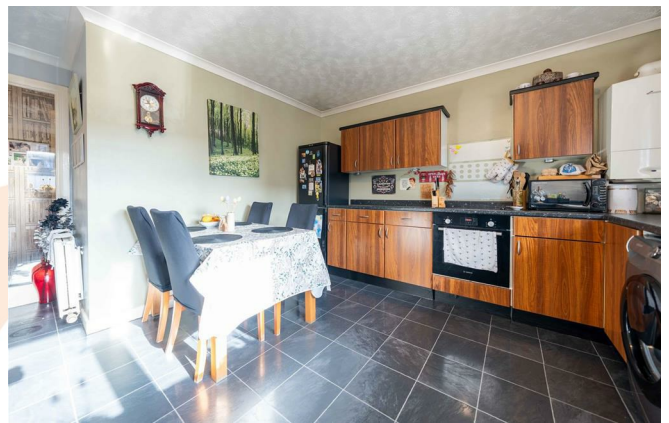
Family Bathroom

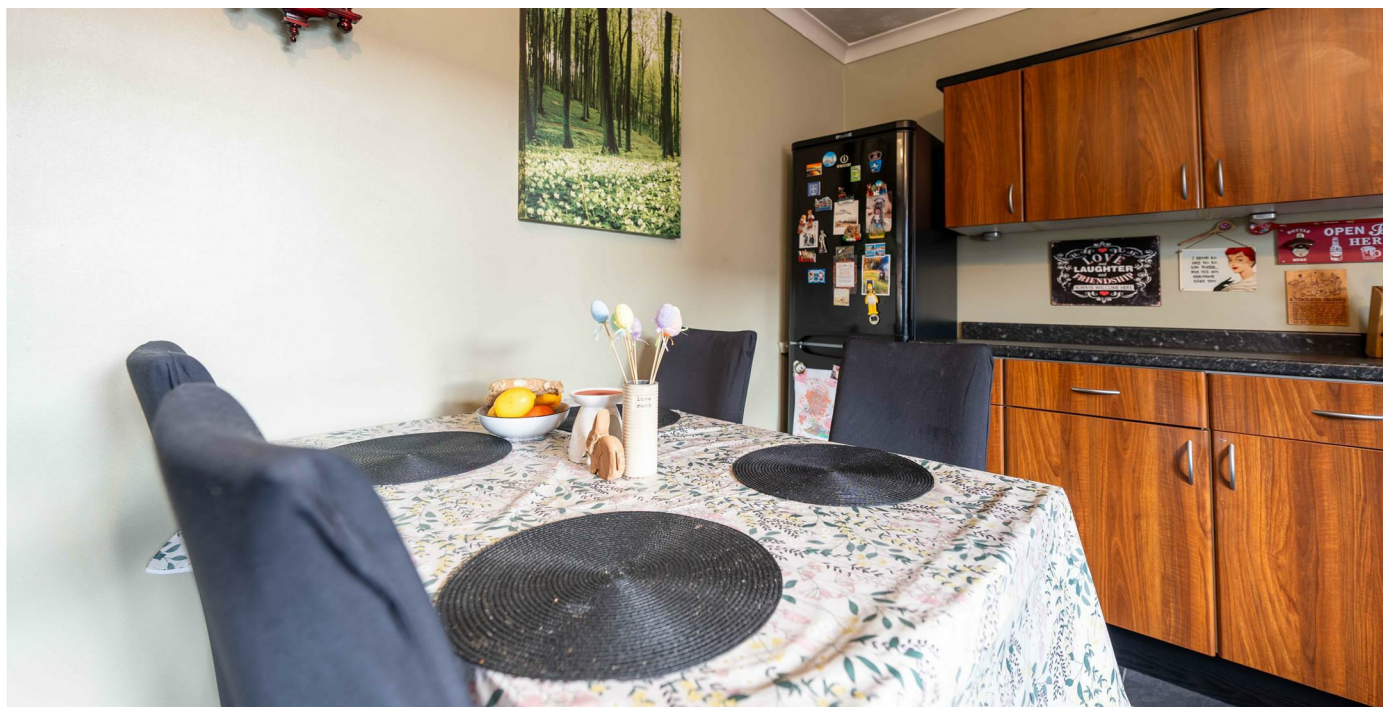
2.24m x 1.88m

Directions

Directions- When arriving from Perth take the slip road

for Rait & Errol and come across the flyover. For this property it is quicker to come back onto the dual carriageway in the opposite direction from Dundee and take a left to the road signposted "Errol" on the left. Continue on through the village of Inchcoonans until you reach the village of Continue on Loan Brae when you have reached the village of Errol and take a left onto Northfield Mews, Norlands.





- Very Spacious Two Bedroom, First Floor Flat
- Communal Garden Space
- Double Glazing And Gas Central Heating
- Sought After Village Location
- Well Kept Communal Entrance
- Bathroom Is Only 2 Years Old With Jacuzzi Bath
- Private Residential Parking
- Open Plan Lounge, Kitchen and Diner





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(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		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland	EU Directive 2002/91/EC	