

Simple Approach



**85 Bertha Way, Perth
PH1 0AA**

Offers over £168,950

Simple Approach are pleased to welcome this immaculately presented, top floor flat on Bertha Way to the residential sales market. Set in the heart of the almost brand-new Bertha Park development this pristine property offers spacious accommodation and is in beautiful condition throughout. The accommodation is the ideal purchase for any first time buyer, small family or investor seeking a well located property within a highly sought after area.

Bertha Way comprises of; a bright and spacious, open plan kitchen / lounge with ample space for dining, two generous bedrooms both with fitted wardrobes, a master ensuite shower room and a chic bathroom. This property offers contemporary style and luxury and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming home. The property boasts sought after features such as gas central heating, double glazing, a secure entry system and ample parking. Viewing is essential to appreciate the overall excellent property on offer here at Bertha Way.

Lounge / Kitchen / Diner Area

26'11" x 11'6" (8.22 x 3.51)

Master Bedroom

10'3" x 10'2" (3.14 x 3.11)

Ensuite

8'0" x 5'1" (2.45 x 1.57)

Bathroom

8'0" x 6'11" (2.44 x 2.11)

Bedroom Two

11'8" x 9'7" (3.58 x 2.94)





- Immaculately Presented Apartment
- Open Plan Kitchen / Lounge
- Contemporary Interior Throughout
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Allocated Parking
- Master Ensuite Shower Room
- Highly Sought After Location



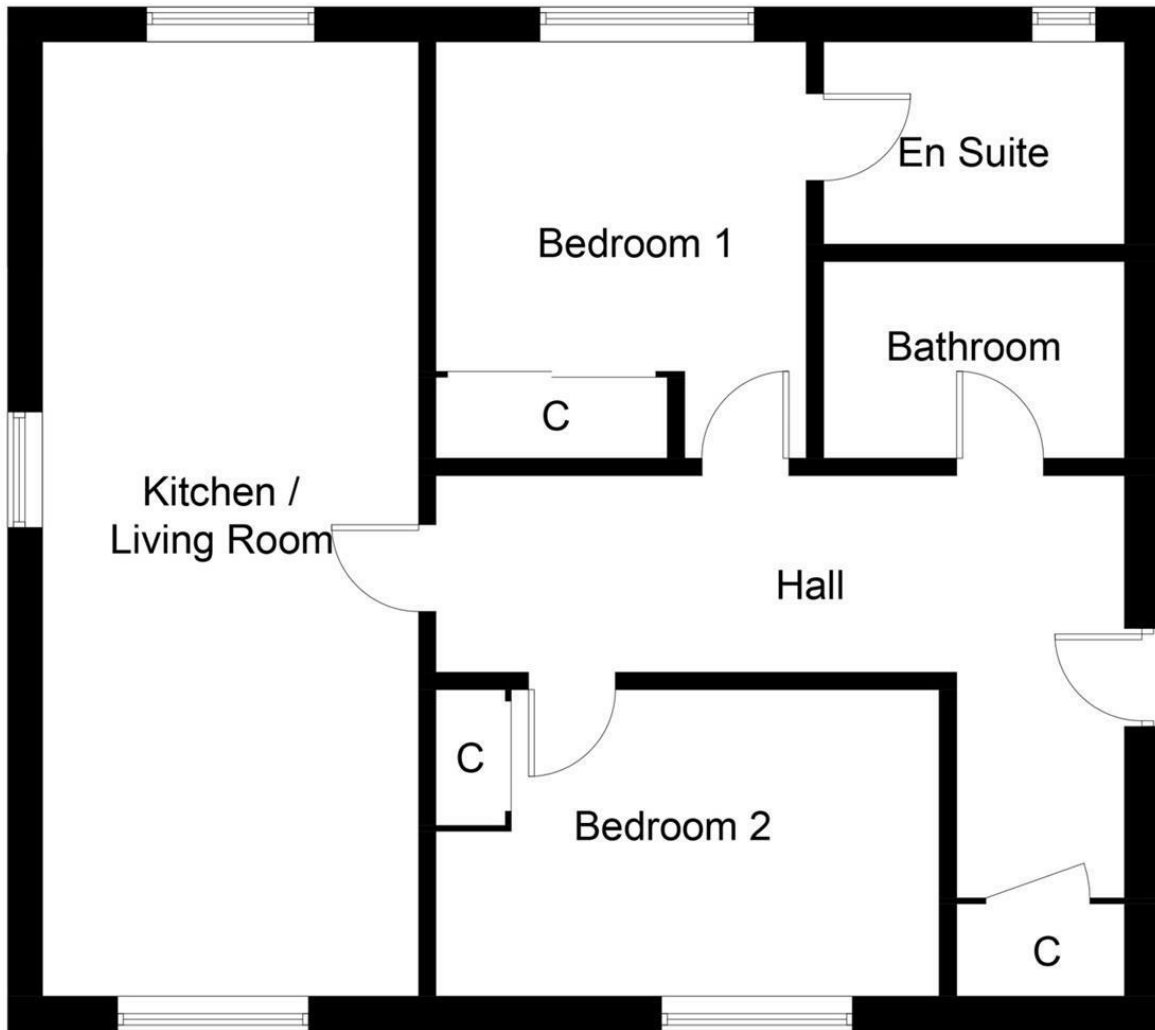
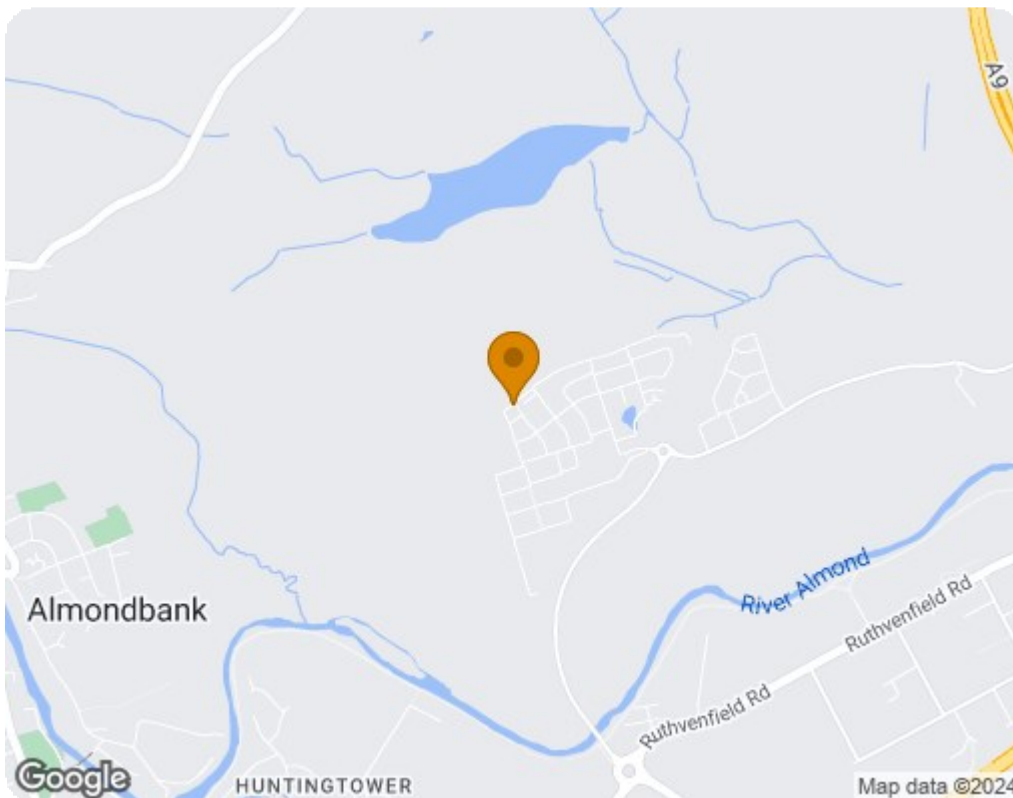


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1060626)



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (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 | 84 | 84 |
| (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 |