

Simple Approach



Estate Agents



**61 Duncansby Way, Perth**  
**Perthshire PH1 5XF**

**Offers over £99,950**

Simple Approach are pleased to welcome this very well presented third floor flat on Duncansby Way to the Perthshire residential sales market. Set just off the Dunkeld Road which is one of the main arteries through the City of Perth this property is well placed to take advantage of nearby surrounding amenities without compromising the benefits of a peaceful, family friendly location. This lovely property comes to the market in great move in condition throughout, comprising of; an entrance hallway, a bright and spacious lounge, modern fitted kitchen, two generous bedrooms with built in wardrobes and a bathroom with shower over bath facility. Practical attributes include gas central heating and double glazing throughout. Viewing is absolutely essential to appreciate the superb package on offer, with particular note to the excellent location and spacious accommodation.

**Lounge**

16'2" x 10'7" (4.95 x 3.25)

**Kitchen**

10'10" x 8'8" (3.31 x 2.65)

**Master Bedroom**

10'11" x 8'4" (3.33 x 2.56)

**Bedroom Two**

7'11" x 7'8" (2.42 x 2.35)

**Bathroom**

5'6" x 6'4" (1.68 x 1.95)



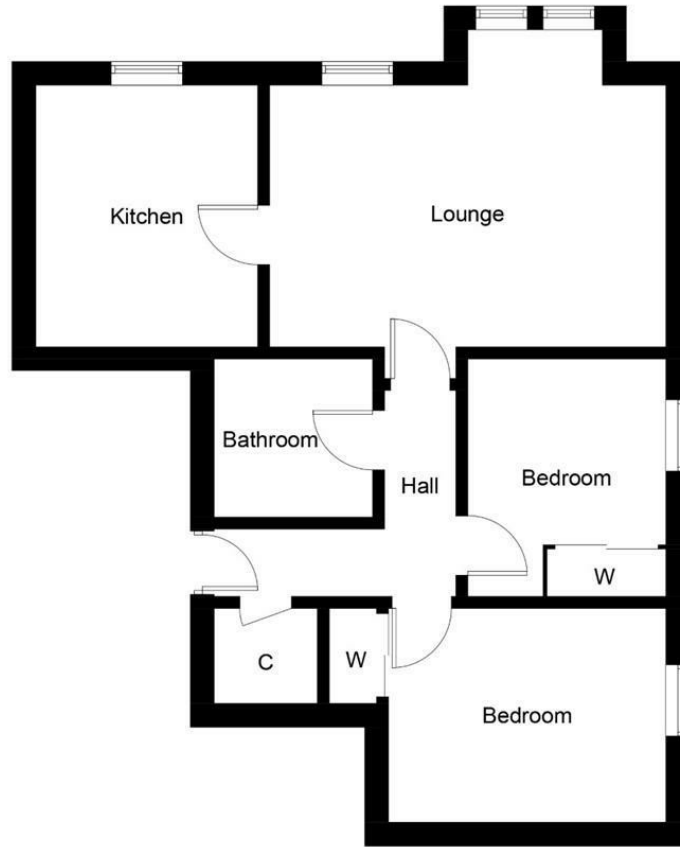


- Third Floor Flat
- Bright & Spacious Lounge

- Two Generous Bedrooms
- Gas Central Heating & Double Glazing

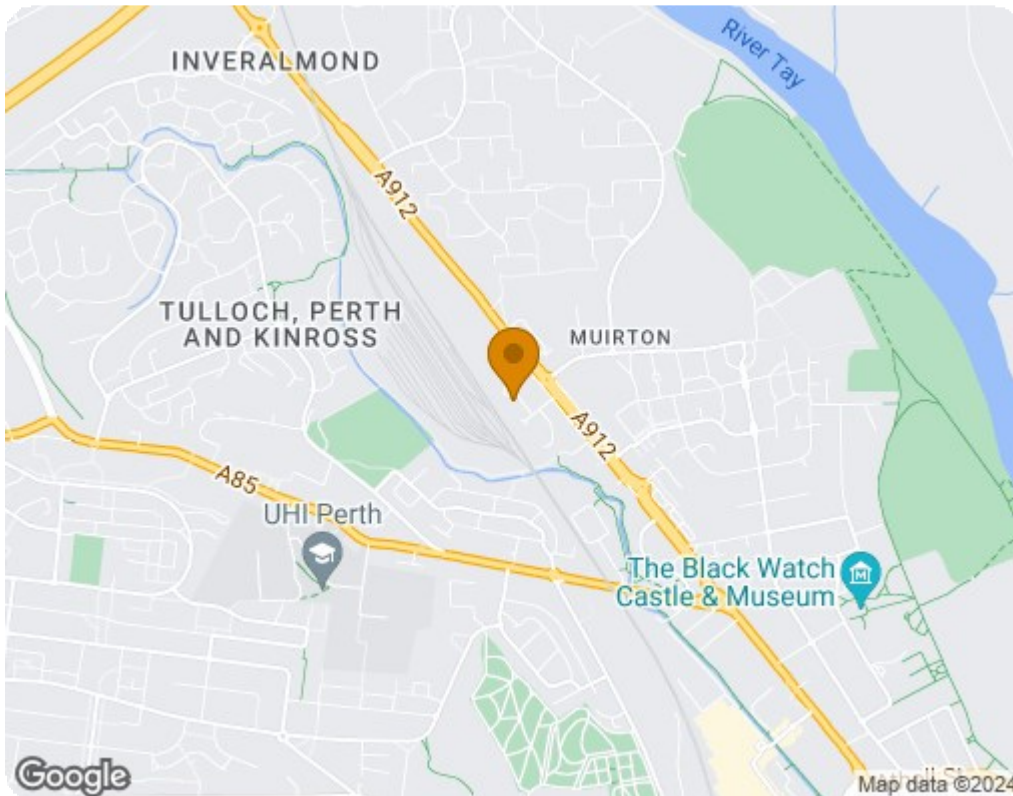
- Modern Fitted Kitchen
- Ample Parking





**Third Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061620)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	63
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	