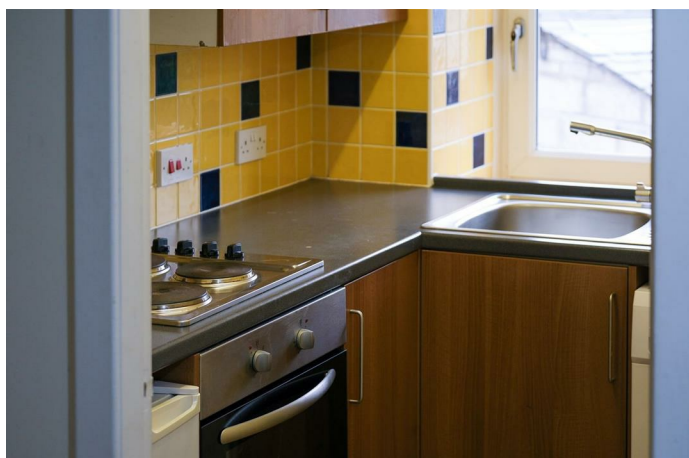


Simple Approach



**Flat 4, The Old Bakehouse The Square, Perth**

**PH1 3PE**

**Offers over £66,000**

## Flat 4, The Old Bakehouse The Square, Perth, PH1 3PE

Simple Approach are pleased to welcome this upper floor, main door flat set within the heart of the ever desirable village of Methven to the Perthshire residential market. This lovely property comes to the market in good move in condition throughout comprising of; a bright and spacious lounge with ample space for casual dining, fully fitted kitchen, two generous bedrooms and a bathroom with shower over bath facility. This great property would be the ideal purchase for any first time buyer, investor or small family looking for a well located property in a highly sought after area. The square further benefits from electric heating, double glazing and having a private front door entrance. Viewing is essential to appreciate the overall space and excellent property on offer here at The Square, Methven.







- Two Bedroom Flat
- Move-in Condition

- Close To All Local Amenities
- Private Front Door

- Highly Sought After Village Location
- Ample Street Parking Available



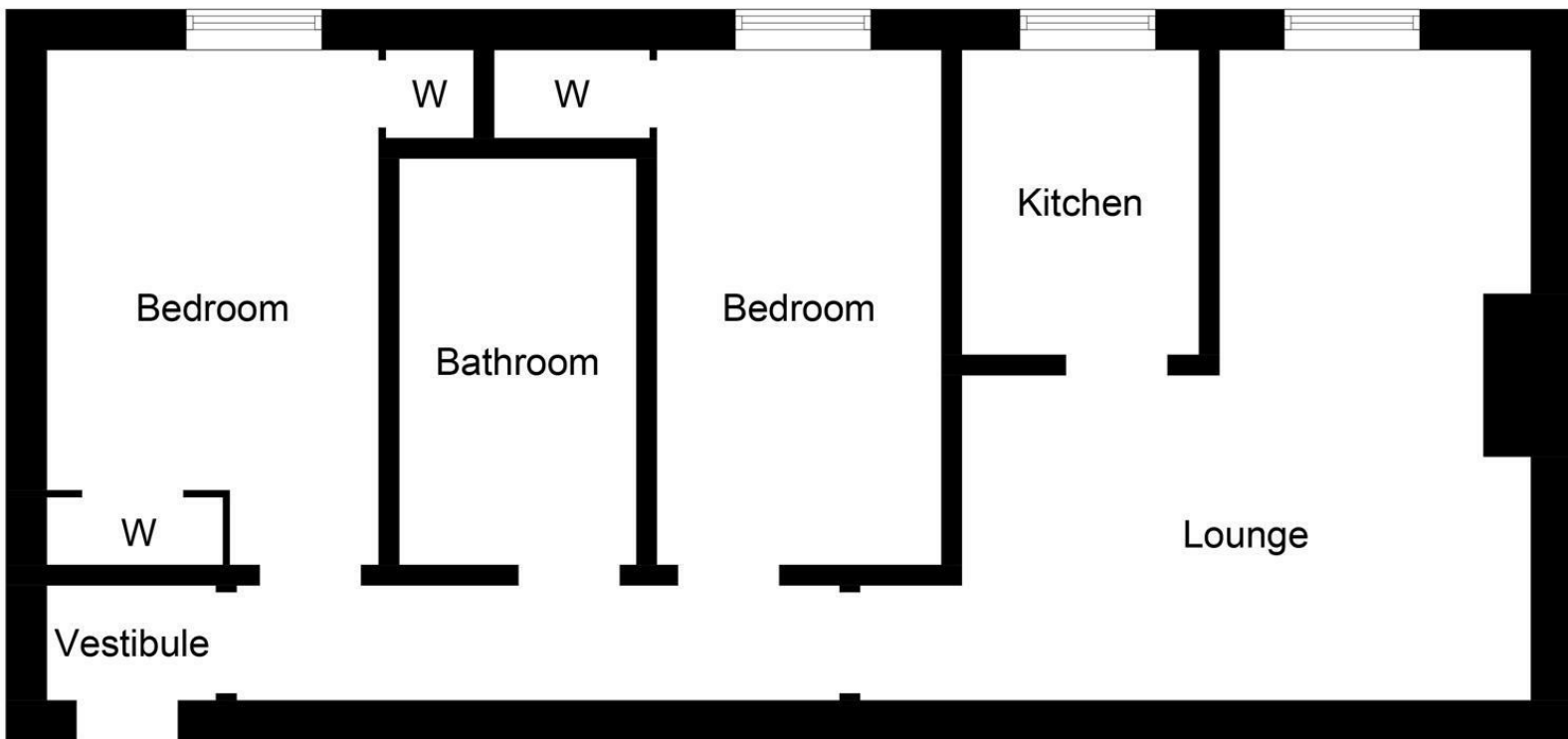


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068486)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC