

Simple Approach



**132 Potterhill Gardens, Perth
Perthshire PH2 7EE**

Offers over £97,950

Simple Approach are delighted to bring this two bedroom flat in the sought-after location of Potterhill Gardens to the market. This bright and spacious property is an ideal purchase for any first time buyer or investor looking for a well-located flat with neutral decoration and ample living space throughout. Boasting sought-after features such as gas-fired central heating. This home consists of a sizeable lounge area, a good sized kitchen, WC, and further benefits from two large bedrooms. Perspective Purchasers are offered a fantastic opportunity to live within walking distance of Perth City Centre and catchment schooling at Kinnoull Primary. Viewing is essential to appreciate the potential of this great property.

Lounge

17'10" x 11'5" (5.46 x 3.48)

Entrance Hallway

21'1" x 2'7" (6.43 x 0.79)

Kitchen

9'8" x 9'4" (2.96 x 2.85)

Bedroom

9'7" x 11'4" (2.94 x 3.46)

Bedroom

11'3" x 9'8" (3.45 x 2.96)

Bathroom

4'10" x 6'10" (1.48 x 2.10)

Location

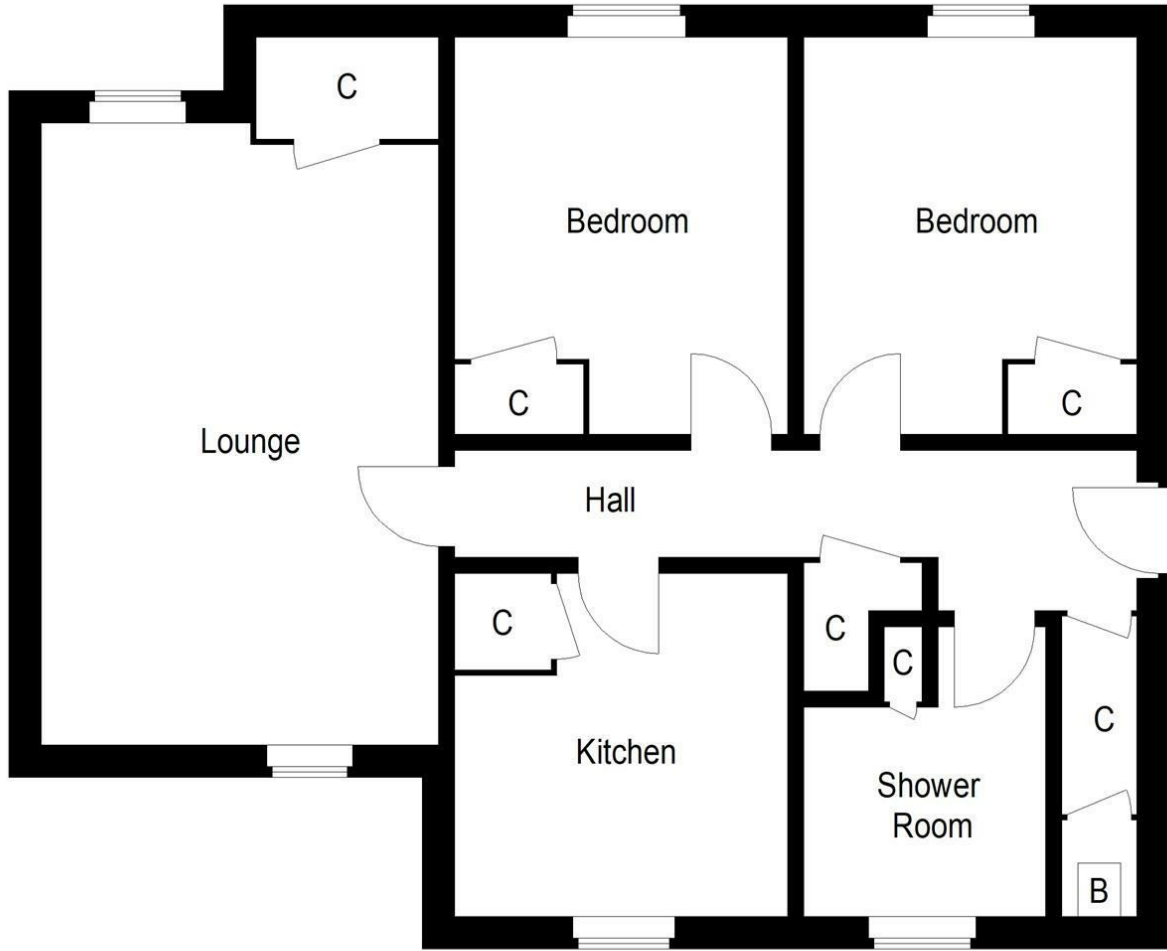
Potterhill Gardens is ideally situated for its locality to Perth City Centre which lies just across the River Tay towards the West. Within Bridgend itself is further amenities such as shops, hairdressers and a pub- all just a few minutes walk from this property's doorstep. For the commuter there are fantastic links to Dundee, Edinburgh and the Central Belt via the Dundee Road with quick access towards Scone, Coupar Angus & Blairgowrie in the other direction.





- Two Large Bedrooms
- Spacious Accommodation Throughout
- Ideal For First Time Buyers
- Sought After Location
- Gas Central Heating
- Double Glazing





First Floor



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