

Simple Approach



**8 Priory Place, Perth  
PH2 0DT**

**Offers over £127,950**



Simple Approach are delighted to welcome this well presented Two Bedroom, Ground Floor Apartment on Priory Place in Craigie to the residential market. This unique property comprises of one double bedroom, one single bedroom, a new modern kitchen with white goods, a bright main lounge with large window allowing lots of natural light in and a new, chic bathroom with shower over bath facility, The master bedroom is fitted with mirrored, built in wardrobes perfect for clothes lovers and storage. This property benefits from its great location, double glazing and gas central heating. Priory Place would be the ideal home for any first time buyers or clients looking to downsize to a spacious ground floor apartment. This property has a beautifully maintained private rear garden with outbuilding. Only a viewing can confirm what is on offer here at this stunning property.

**Lounge**

14'1" x 12'9" (4.30 x 3.89)

**Kitchen**

6'0" x 10'11" (1.84 x 3.35)

**Entrance Vestibule**

6'5" x 2'11" (1.97 x 0.90)

**Bathroom**

4'10" x 5'5" (1.48 x 1.67)

**Bedroom**

14'0" x 11'11" (4.28 x 3.65)

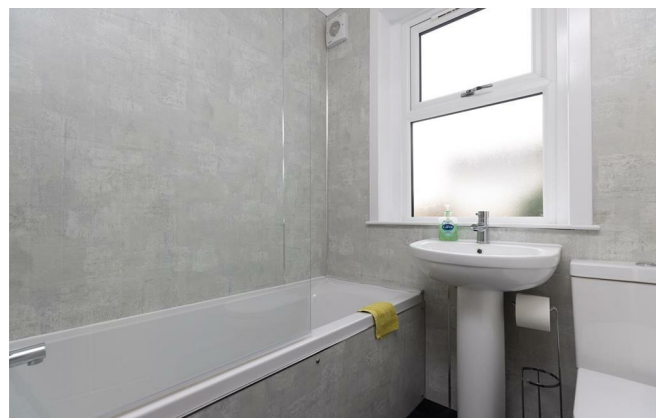
**Bedroom**

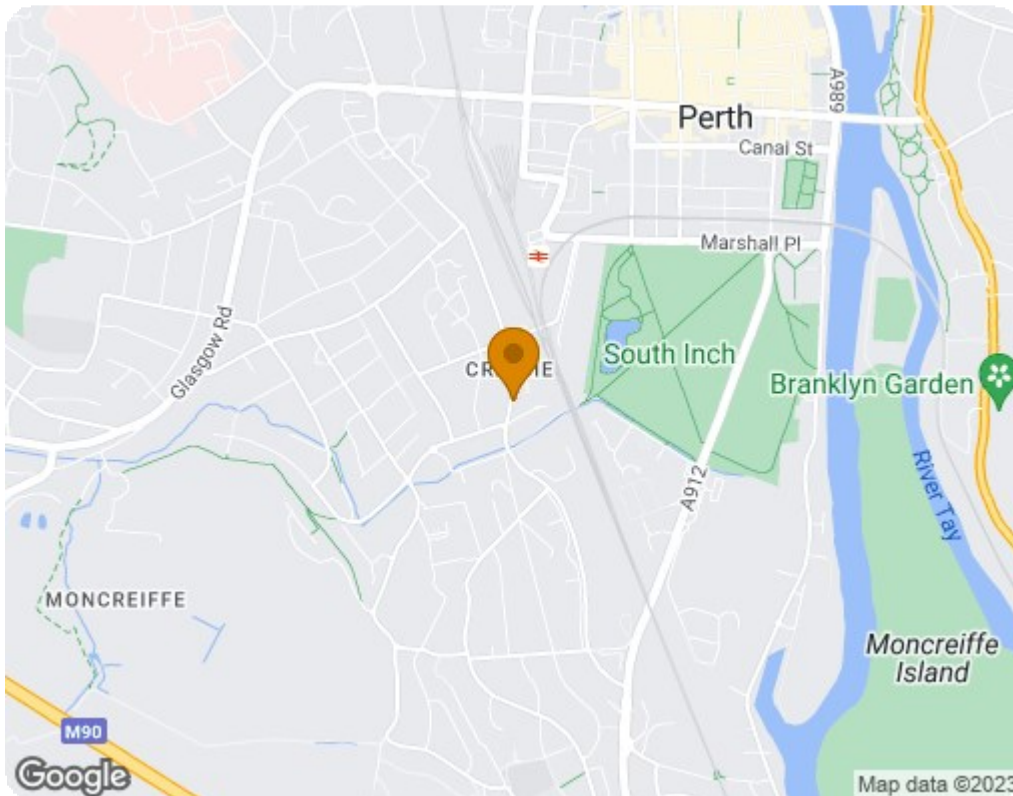
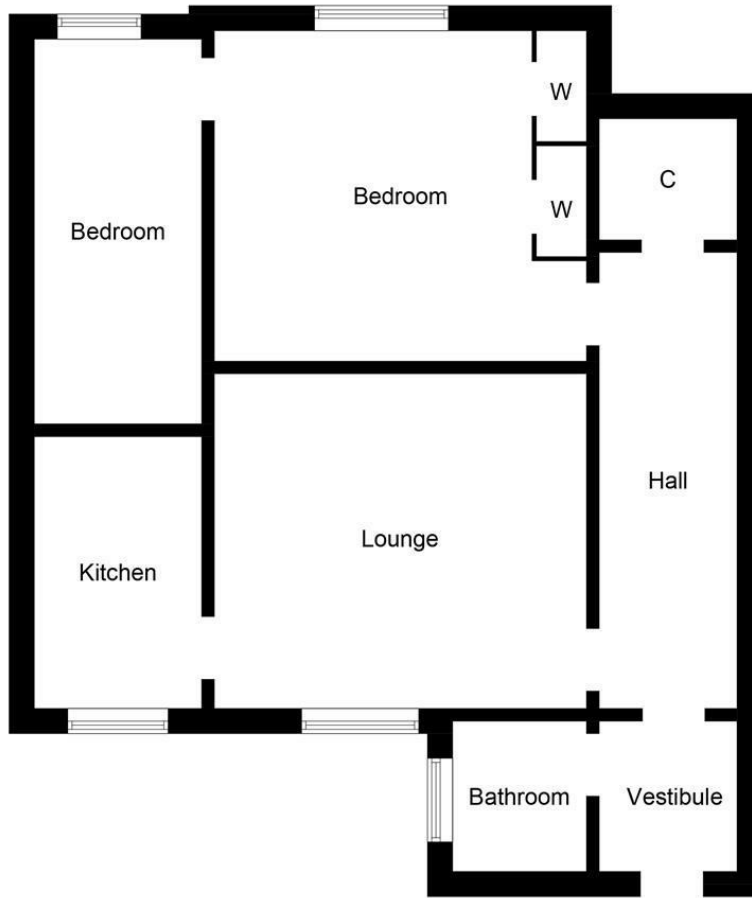
14'7" x 6'2" (4.46 x 1.89)





- Two Bedroom, Ground Floor Flat
- Close To All Local Amenities
- Private Gardens
- New Modern Fitted Kitchen
- Gas Central Heating And Double Glazing
- Sought After Location
- Move-in Condition Throughout





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		66	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			73
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	