

Simple Approach



Estate Agents



212 Strathtay Road, Perth
PH1 2ND

Offers over £78,000

Simple Approach are delighted to welcome this well presented flat on Strathtay Road to the Perthshire residential sales market. Set within the heart of the ever desirable area of Letham, this property could not be better located for its quick access into Perth City Centre and all the excellent local amenities found close by. The accommodation is generous, comprising of; a bright and spacious lounge with sliding doors out onto a balcony, a good sized kitchen with space for dining, three generous bedrooms all of which have fitted storage space and a fresh white bathroom. Practical attributes include electric heating, double glazing and ample parking available. This lovely property lends itself to a wide range of buyers, including first time buyers or investors seeking a well located home in good move in condition throughout. Viewing is essential to appreciate the overall space on offer here at Strathtay Road.

Lounge

16'1" x 13'4" (4.91 x 4.08)

Kitchen

12'4" x 7'1" (3.78 x 2.17)

Master Bedroom

14'6" x 8'7" (4.43 x 2.63)

Bedroom Two

11'11" x 9'2" (3.64 x 2.81)

Bedroom Three

11'1" x 6'3" (3.40 x 1.92)

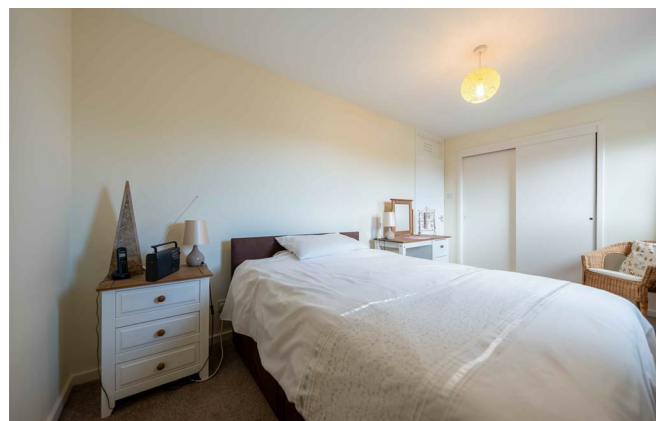
Bathroom

8'3" x 4'11" (2.52 x 1.52)





- Very Well Presented Flat
- Three Generous Bedrooms
- Bright & Spacious Lounge
- Balcony Feature
- Double Glazing
- Ample Parking
- Great Views Over Perth



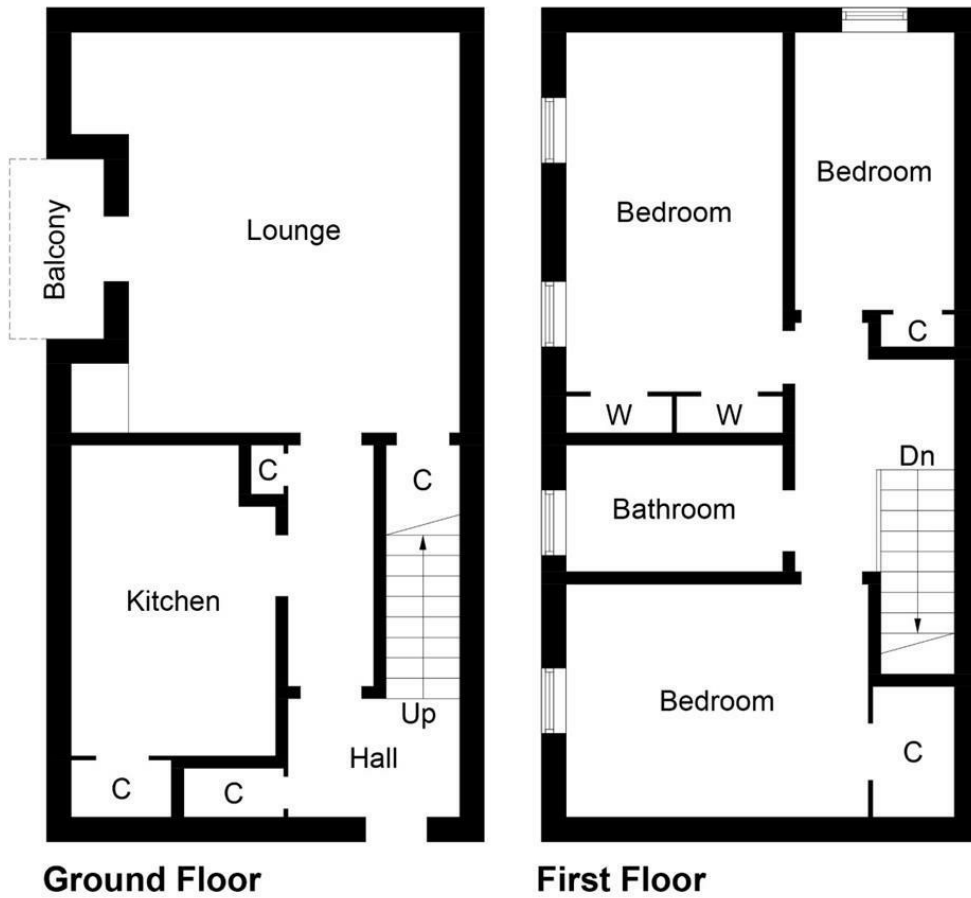
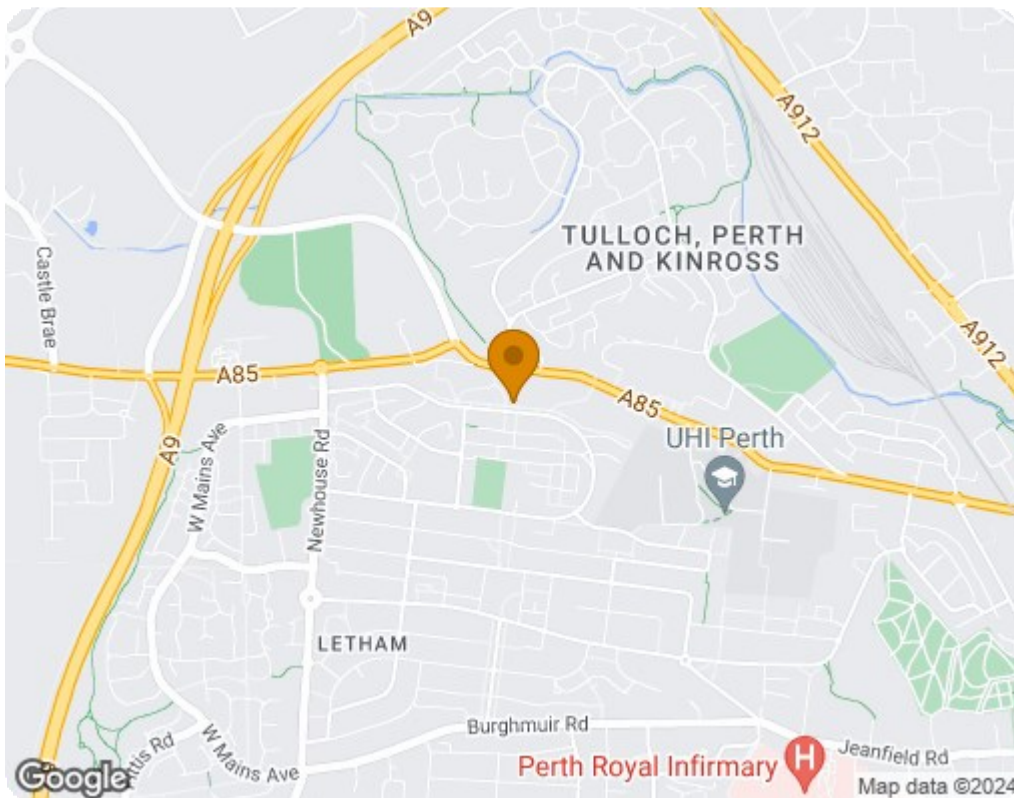


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061933)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(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			
(69-80) C			
(55-68) D		59	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	