

Simple Approach



**40. Glenturret Place, Perth  
PH1 3FP**

**Offers over £134,950**

## 40. Glenturret Place, Perth, PH1 3FP

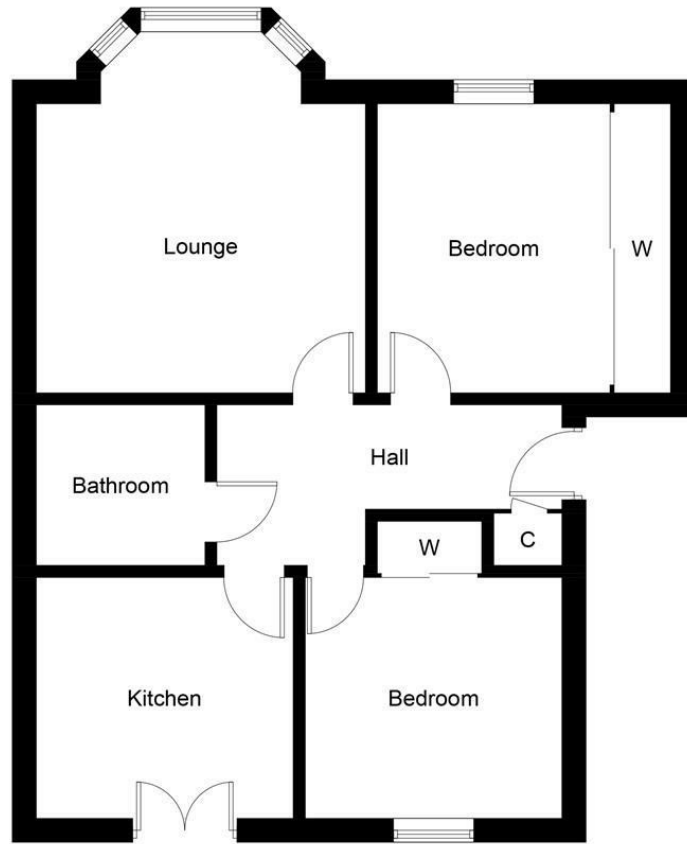
Simple Approach are pleased to welcome this very well presented, second floor flat on Glenturret Place to the Perthshire residential sales market. Set within a highly desirable location, this property could not be better placed to take advantage of nearby amenities without compromising the benefits of a peaceful location that is very family friendly. This lovely property comes to the market in excellent move in condition throughout, boasting bright and spacious accommodation. Comprising of; a bright front facing lounge with ample space for dining, two generous bedrooms both with fitted wardrobes, a stylish fitted kitchen and a fresh white bathroom. This property benefits from having sought-after features such as ample parking, gas central heating and double glazing. Viewing is absolutely essential to appreciate the overall space on offer, along with the excellent location on offer at Glenturret Place.





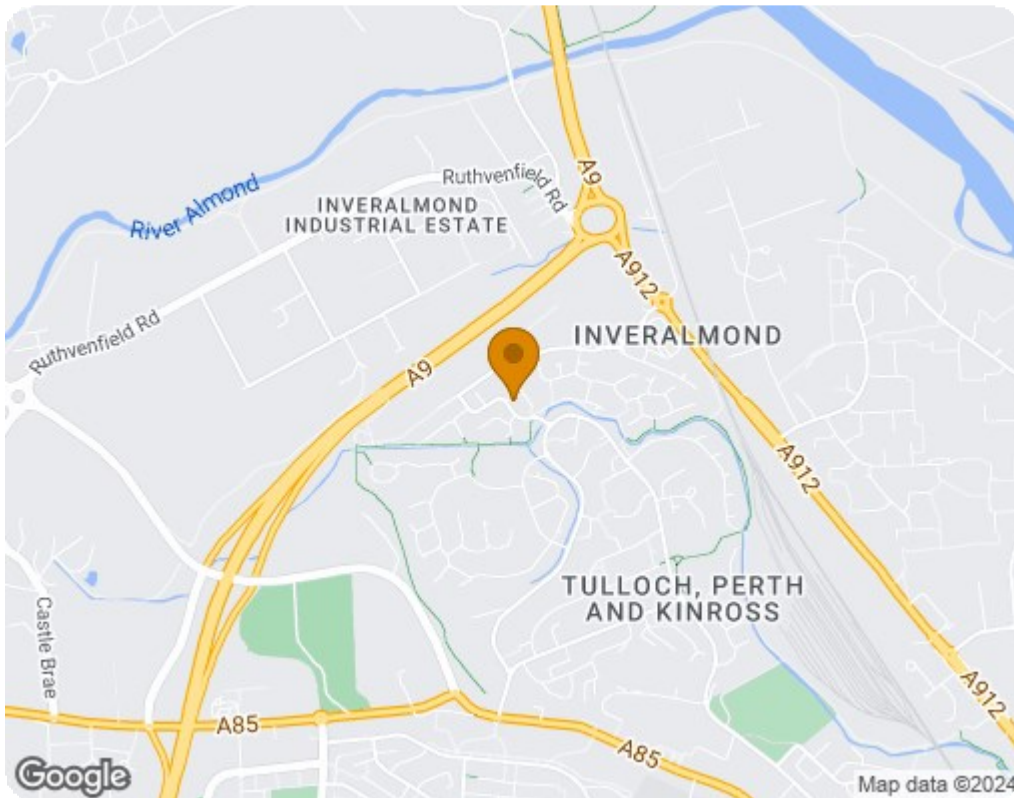
- Second Floor Flat
- Bright & Spacious Lounge
- Double Glazing
- Beautifully Presented
- Modern Fitted Kitchen
- Ample Parking
- Two Generous Bedrooms
- Gas Central Heating





**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1066166)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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