

Simple Approach



**14D Cluny Terrace, Perth
Perthshire PH1 2HW**

Offers over £64,950

Simple Approach are pleased to welcome the fantastic investment that is this spacious first floor flat on Cluny Terrace to the residential market. Set within the heart of the ever popular area of Letham this property is within walking distance to all local amenities such as nearby shops, primary schools and regular bus routes to and from Perth City Centre, as well as being close to a large Supermarket situated just minutes away. The property comprises a spacious lounge with light laminate flooring, a kitchen with modern fitted cupboards, two double bedrooms and a family bathroom with shower over bath facility. This property lends itself to a number of buyers due to its massive potential, size and sought-after location but would perhaps be best suited to a first time buyer or buy-to-let investor looking for an investment or a property to modernise into a lovely family home. Viewing is essential to appreciate the full package on offer.

Lounge

17'1" x 10'10" (5.23m x 3.32m)

Kitchen

13'8" x 8'7" (4.18m x 2.64m)

Master Bedroom

13'10" x 10'10" (4.24m x 3.32m)

Bedroom 2

11'10" x 10'10" (3.61m x 3.31m)

Bathroom

6'5" x 8'7" (1.97m x 2.64m)

External

Externally this area offers plenty of on-street parking to the front of the property, although not allocated to the property itself. To the rear there is a large communal garden space. This garden is mostly laid to lawn with established trees and shrubbery surrounding for added privacy.





- Spacious First Floor Apartment
- Sought-After Location
- Home Report Value £78k
- Two Double Bedrooms
- Double Glazing Throughout
- Fantastic Investment Home
- On-Street Parking Available





First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
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
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		