

Simple Approach



**4a West Grove Avenue, Perth
Perthshire PH1 1PB**

Offers over £69,950

Simple Approach are excited to welcome to the residential market this immaculately presented ground floor flat on West Grove Avenue to the residential market. Set in the desirable area of Burghmuir on Jeanfield Road, this property is ideally placed for those looking to be within east reach of all amenities found in the City Centre, as well as to a local shop and Perth Royal Infirmary both within walking distance from this property's doorstep. This bright and spacious home comes to the market in excellent condition throughout, comprising; a generous living room, a good-sized dining kitchen with modern fitted units and ample space for freestanding appliances, a large double bedroom with wall-to-wall integrated wardrobes and a stylish bathroom with white shower over bath suite. This property due to its overall size, location and condition lends itself to a range of buyers and is the perfect purchase for any first time buyer, mature buyer or buy to let investor seeking easy living across one accessible floor, with modern comforts such as double glazing on offer. Viewing is absolutely essential to appreciate the quality of home on offer, as well as the fantastic location that Jeanfield Road provides.

Lounge

11'4" x 12'4" (3.46m x 3.76m)

Dining Kitchen

12'7" x 9'2" (3.86m x 2.80m)

Bedroom

10'11" x 14'0" (3.35m x 4.28m)

Bathroom

6'6" x 4'11" (1.99m x 1.50m)

External

Externally this property benefits from having a privately-owned garden to the rear, ideal for those looking to have their very own outside space to maintain and enjoy in the warmer months. Although not allocated to the property itself there is on street parking to the front of the property and in the surrounding areas.

Location

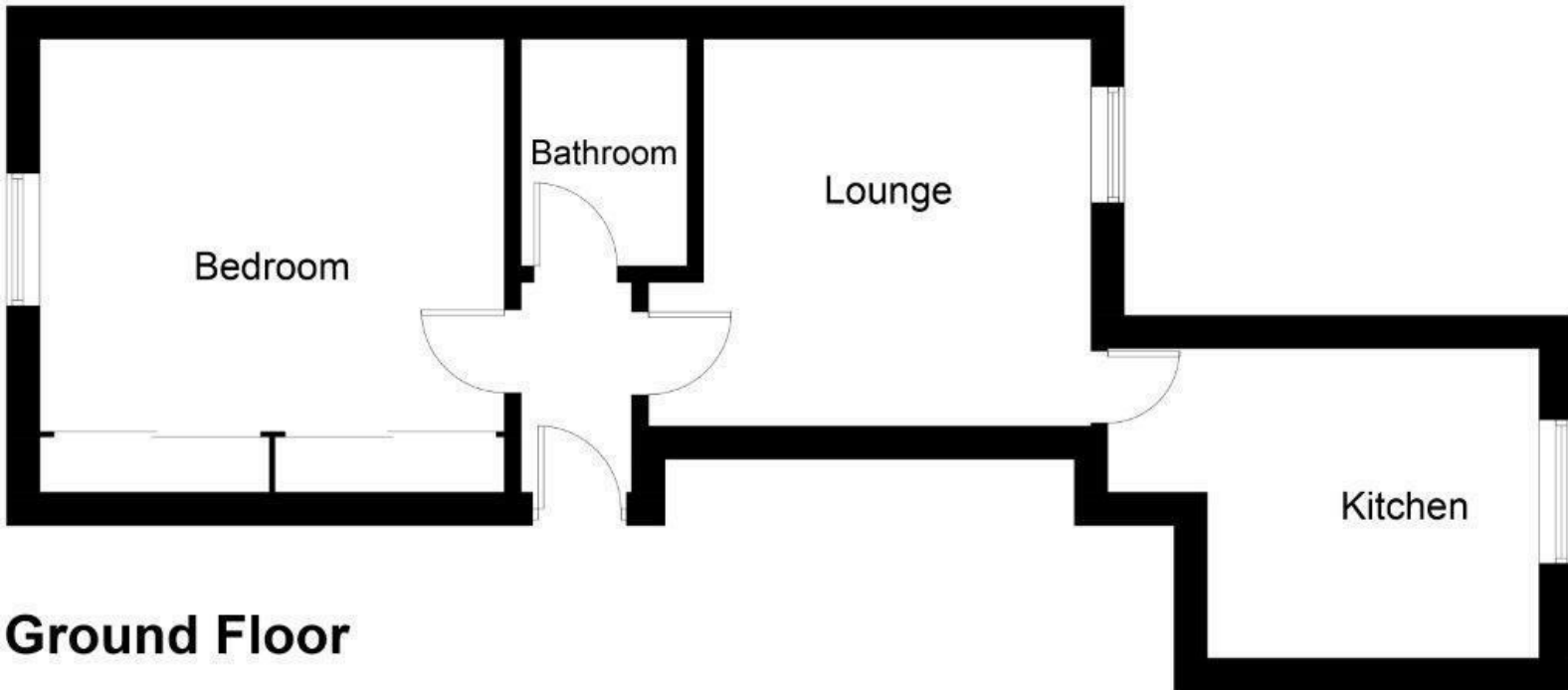
Set on the edge of Burghmuir on the outskirts of Perth, this property benefits from amenities such as shops, restaurants, two reputable primary schools and two sought-after secondary schools and is only a five minute drive to the City Centre of Perth and all its High Street amenities. There is a variety of woodland and parks to enjoy within easy reach of this property and is ideally placed for access to the Broxden Roundabout for quick links to larger Cities such as Dundee, Edinburgh and Glasgow- ideal for the commuter.





- Beautifully Presented Ground Floor Flat
- Modern Dining Kitchen
- Double Bedroom with Wall-to-Wall Fitted Wardrobes
- Double Glazing
- Private Garden To The Rear





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	54
(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			
(39-54) E		44	59
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	