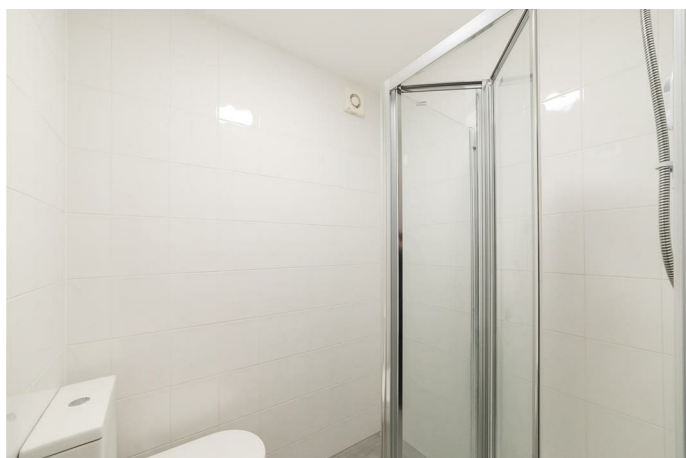


Simple Approach



**11a Glover Street, Perth
Perthshire PH2 0JP**

Offers over £49,950

Simple Approach are excited to welcome this superb first floor flat on Glover Street to the residential market. is the ideal purchase for any first time buyer or investor looking for a well-located home with neutral decoration and ample living space throughout. Comprising a spacious lounge, a modern fitted kitchen with appliances, a bathroom with white suite and a double bedroom this property comes to the market in good condition and absolutely must be viewed to confirm the overall space on offer. Boasting sought-after features such as UPVC double glazing and a shared garden to the rear, this lovely home lends itself to a range of purchasers and is ideally placed to take advantage of local amenities such as nearby shops, supermarkets and hairdressers as well as to all further amenities found on the High Street of the City Centre all just minutes away. For the commuter, you are just a five minute walk to Perth Train & Bus Stations for quick links to the larger Cities of Dundee, Edinburgh, Glasgow & Craige is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.

Living Room
10'3" x 12'5" (3.13 x 3.81)

Kitchen
6'3" x 9'9" (1.92 x 2.99)

Bedroom
6'5" x 12'2" (1.96 x 3.72)

Shower Room
5'4" x 7'0" (1.65 x 2.15)

External
Externally this property boasts a shared garden space to the rear which when landscaped will be an excellent outside space for residents to use. The grounds are mostly laid to lawn with mature trees and shrubbery surrounding.

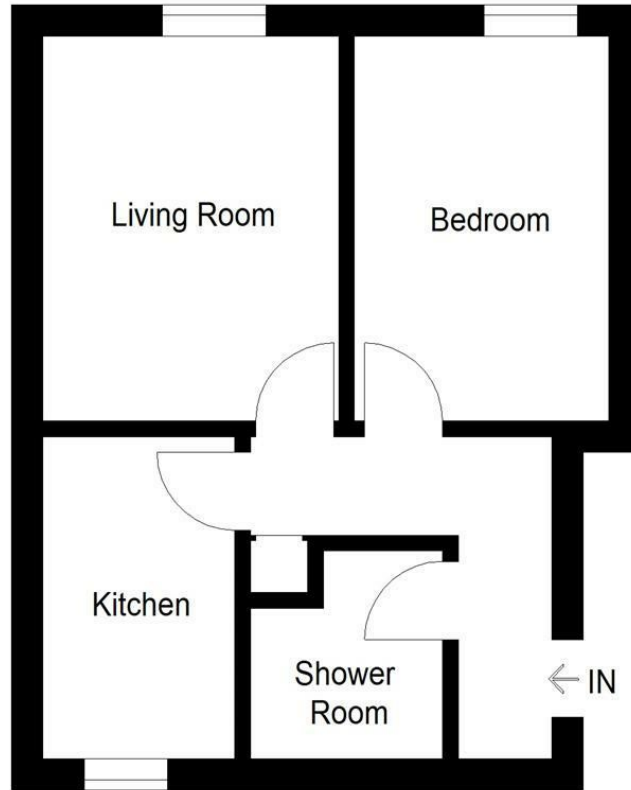
Location





- Sought After Location Of Craigie
- Move In Condition
- Close To All Amenities
- One Double Bedroom
- Modern Fitted Kitchen & Bathroom
- UPVC Double Glazing Throughout





First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	43	
(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		72
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		