

Simple Approach



Estate Agents



**6a Tulloch Road, Perth  
Perthshire PH1 2SN**

**Offers over £39,950**



Simple Approach are delighted to bring this most attractive ground floor apartment with it's own main front door to the residential market. Sold as a quarter share and built in 2008, this well-presented property boasts sought-after features such as gas central heating, double glazing, allocated parking and modern accommodation throughout. This warm and welcoming home offers comfortable and contemporary living in a generous lounge and kitchen, a large master bedroom with fitted wardrobes, a second double bedroom and a family bathroom all decorated to a high standard. Viewing is essential for this property to fully appreciate the space and location on offer.

**Lounge/Dining Area**

21'0" x 17'6" (6.42 x 5.35)

**Kitchen**

7'11" x 8'0" (2.43 x 2.46)

**Family Bathroom**

7'9" x 6'6" (2.38 x 2.00)

**Bedroom 1**

12'0" x 13'4" (3.66 x 4.08)

**Bedroom 2**

8'11" x 8'5" (2.72 x 2.58 )

**Location**

This property could not be better situated for its locality to nearby amenities including all businesses and shopping found in the Inverlamond Industrial Estate, as well as being a short drive away from a Tesco Supermarket on

Crieff Road. The number 1 and 2 bus stops directly across the road from this property which allows quick access into Perth City Centre for all local amenities and further High Street shopping. For the commuter this property is ideally placed as both the Broxden & Inverlamond roundabouts are within short driving distance, providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness & Glasgow.

**External**

Externally there is grass surrounding the front of the building with trees planted intermittently along the way. There is resident's only parking to the left with one allocated parking space per property. As well as being a short drive away from Tesco Supermarket on Crieff Road, the number 1 and 2 bus stops directly across the road from this apartment which allows quick access into Perth City Centre for all local amenities.

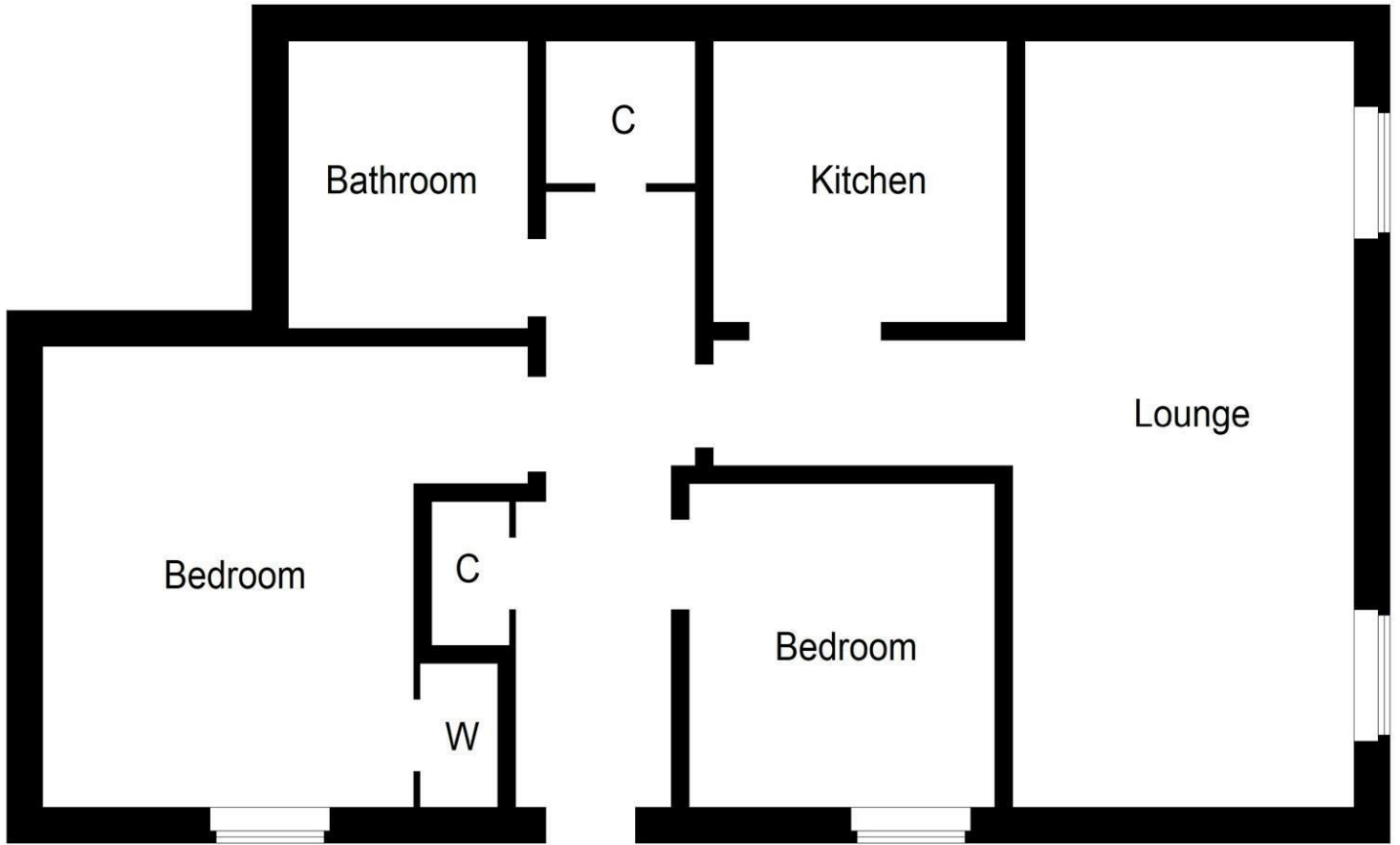




- Good Central Location Close To All Amenities
- Gas Central Heating
- Good Sized Rooms Throughout
- Own Front Door With Parking Space Just A Few Metres Away
- Sold As A 1/4 Share
- Rent Payable to Caledonia Housing







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(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>	<b>84</b>	<b>84</b>
(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	