

Simple Approach



**6a Priory Place, Perth
Perthshire PH2 0DT**

Offers over £119,950

Simple Approach are pleased to welcome this spacious and well-presented ground floor flat on Priory Place to the residential market. Set within the heart of the ever popular area of Craigie in Perth, this property is ideally situated for quick access into the City Centre, as well as being within walking distance of local amenities such as shops, restaurants and two reputable Primary Schools. Boasting sought-after features such as gas central heating, double glazing, fully fitted modern bathroom and private parking to the front. This superb property lends itself to a wide range of buyers looking for a spacious apartment set across one accessible ground floor, ideal for those with mobility issues or young families with small children seeking easy and modern living in a desirable residential location. Viewing is essential and is highly recommended to appreciate the full package on offer.

Lounge

13'0" x 13'11" (3.97 x 4.26)

Kitchen

11'11" x 6'8" (3.65 x 2.05)

Master Bedroom

12'0" x 7'10" (3.67 x 2.4)

Bedroom 2

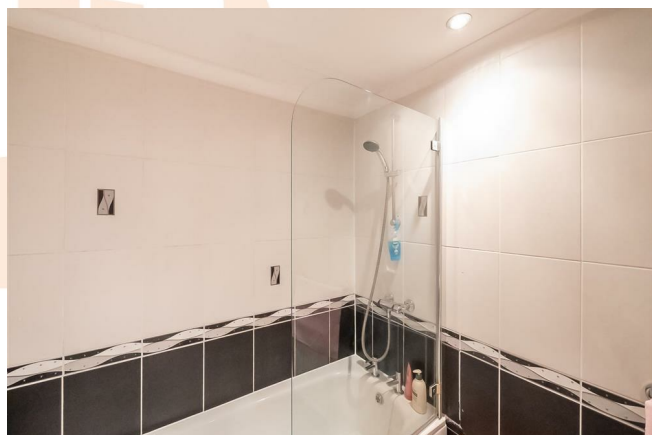
11'11" x 12'8" (3.65 x 3.88)

Family Bathroom

5'7" x 8'7" (1.71 x 2.64)

External

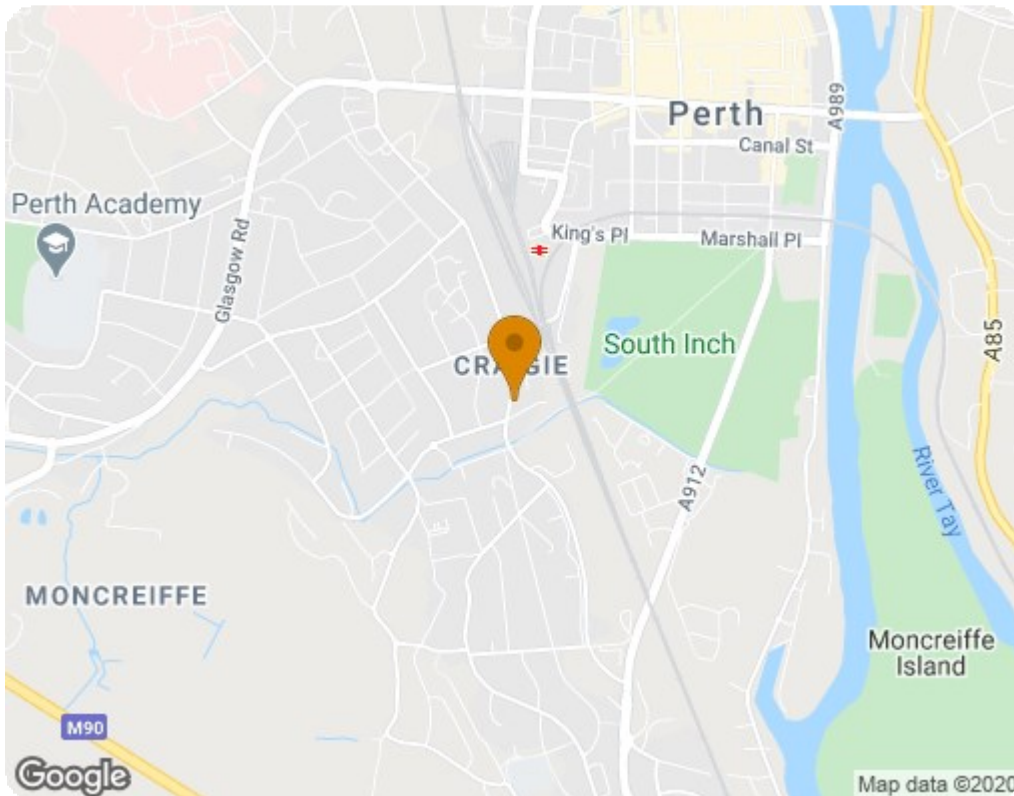
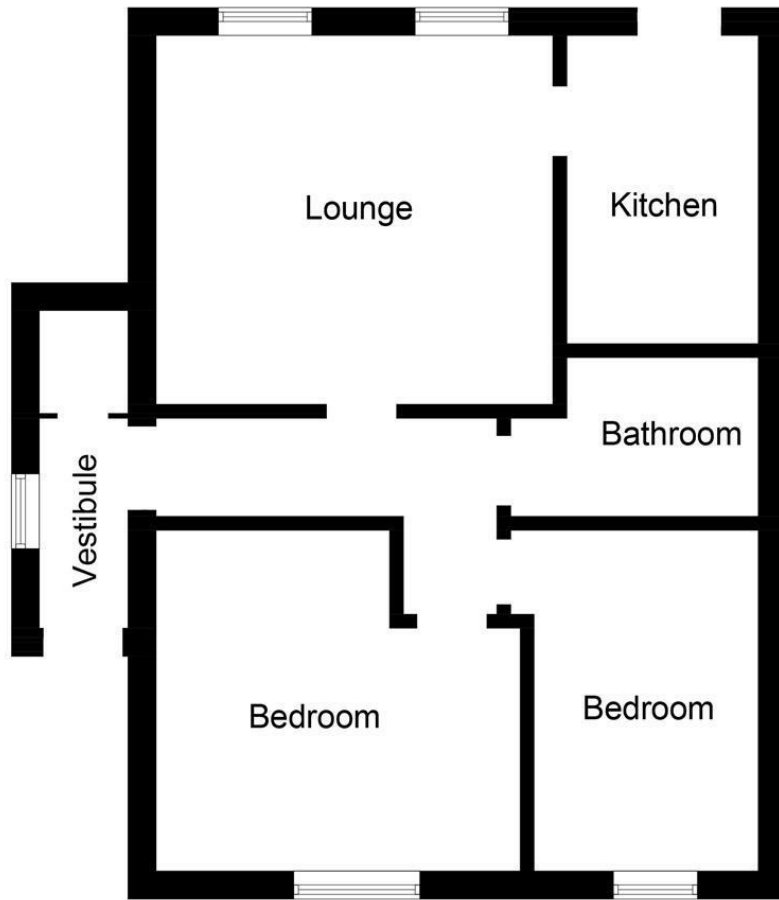
Location





- Bright & Spacious Ground Floor Flat
- Close to All Amenities
- Private Back Garden & Parking
- Sought After Location
- Double Glazing & Gas Central Heating
- All Kitchen Appliances Will Remain In the Property For The Purchaser
- Stone Built but Modern Property
- Move In Condition





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		78
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		80
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC