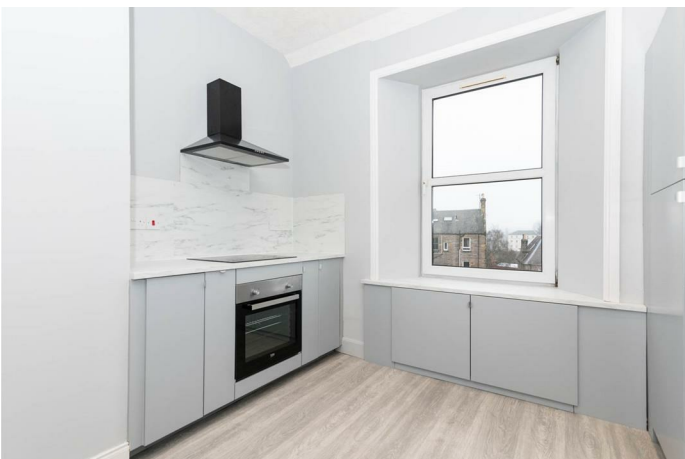


Simple Approach



40J Friar Street, Perth
Perthshire PH2 0ED

Offers over £124,950

Simple Approach are delighted to welcome this modern and well presented top floor 3 Bedroom apartment on Friar Street to the residential market. Set in the ever popular area of Craigie in Perth, this property could not be better located for those looking to be within a peaceful location without compromising locality to amenities found minutes away in Perth City Centre or even closer on Craigie Cross. This beautiful home offers the perfect blend of both modern and traditional features, such as gas central heating, double glazing and stylish decor combined with high ceilings, ornate cornicings and overall character flowing throughout. This property offers a communal rear garden as well as on-street parking to the front, making it an ideal purchase for any first time buyer or growing family looking for a conveniently located property in move in condition- which only viewing will confirm.

Lounge

13'11" x 13'5" (4.25 x 4.10)

Kitchen

17'3" x 8'11" (5.26 x 2.74)

Master Bedroom

12'6" x 11'2" (3.82 x 3.42)

Bedroom 2

7'4" x 14'4" (2.25 x 4.38)

Bedroom 3

6'10" x 12'6" (2.09 x 3.83)

Bathroom

5'3" x 9'10" (1.61 x 3.01)

External

There is a fully enclosed communal garden which offers

itself to purchasers wanting to enjoy some outdoor space to BBQ with friends & Family and although not allocated to the property itself there is ample on street parking in the immediate area and surrounding streets within Craigie.

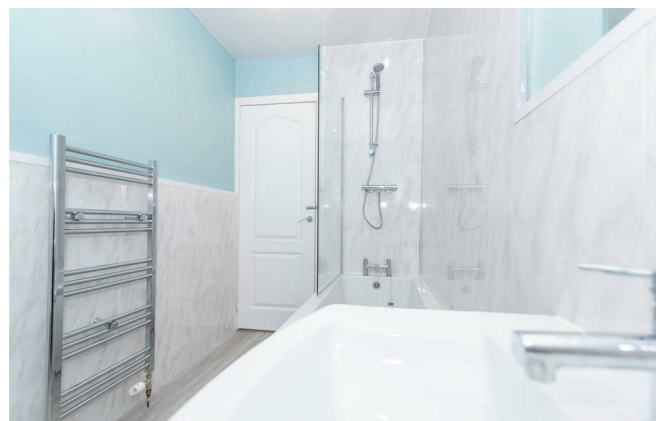
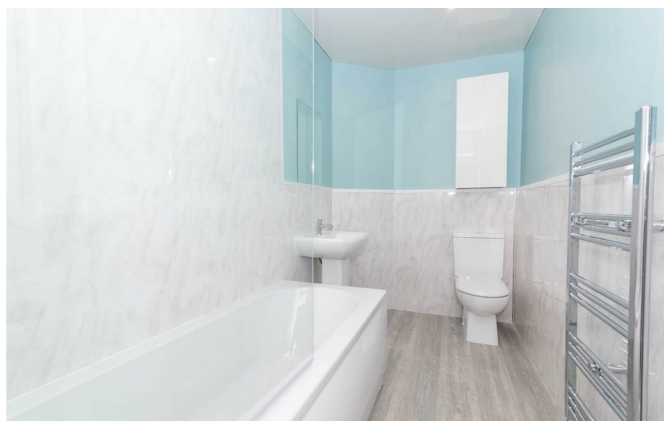
Location

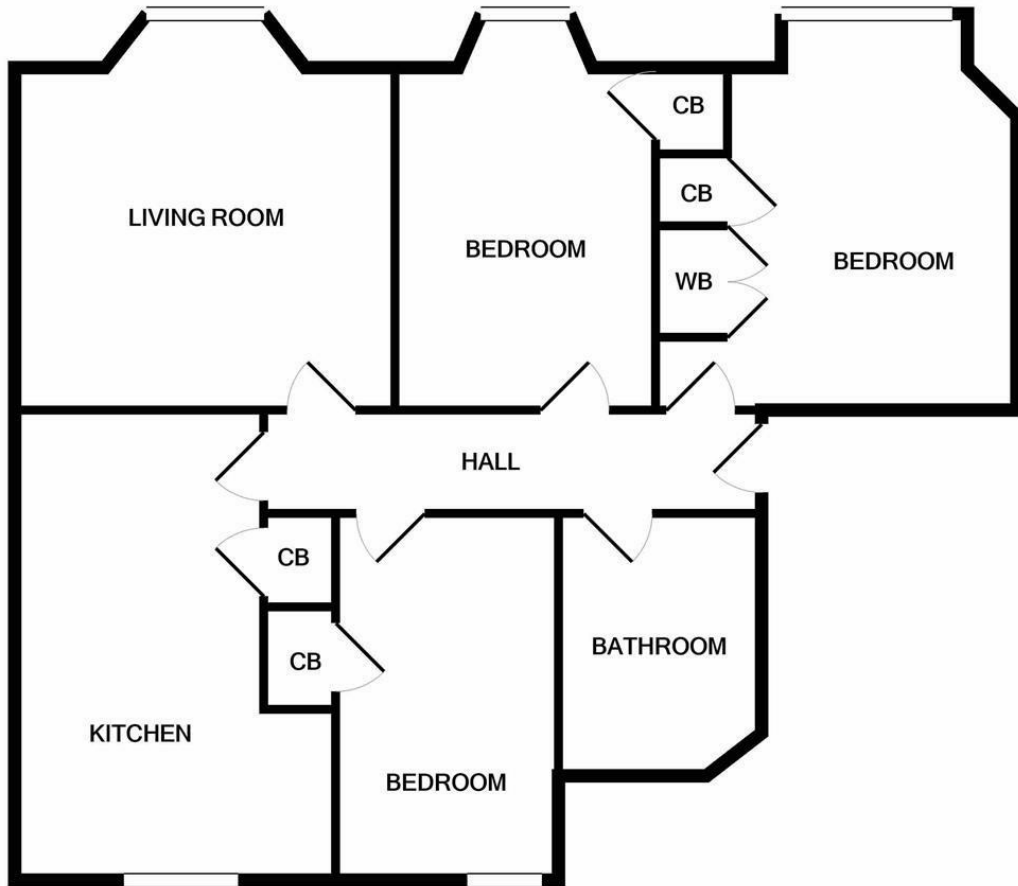
Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as other nearby amenities such as shops, restaurants, salons, Perth Leisure Pool and two reputable Primary Schools just a short walk away. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.





- Move In Modern Condition
- Gas Central Heating
- Double Glazing
- Great Location Close to City Centre, Bus & Train Station
- Ideal For A First Time Buyer
- Recently Refurbished To A High Standard
- Must View
- Top Floor 3 Bedroom Apartment





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| 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 | | | |
| (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 | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| Scotland | | EU Directive 2002/91/EC | |